

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 3, 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. **September 15, 2022 CCPC 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, and further continued to the 11/3/2022 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, and further continued to the 11/3/2022 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. ***** This Item was Continued from the 10/6/2022 CCPC Meeting to the 10/20/2022 CCPC Meeting, and further continued to the 11/3/2022 CCPC Meeting*****
PL20200002482 - LDC Amendment - Eliminate Minimum Value of TDR Base Credit in RFMUD - 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 includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to eliminate the \$25,000 minimum value for purchase of the Transfer of Development Rights Base Credit in the Rural Fringe Mixed Use 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; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Eric Johnson, LDC Planning Manager]
4. ***** This Item has been Continued from the 10/20/2022 CCPC Meeting *****
PL20210002449 – (RZ) 5175 Maple Lane Rezone- 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-4 (RSF-4) zoning district, to allow up to 13 single family dwelling units with a maximum density of up to 2.45+/- dwelling units per acre on property located at 5175 Maple Lane, west of the Myrtle Cove Acres Unit 1 Subdivision, north of Maple Lane, and southwest of Tamiami Trail East, in Section 30, Township 50 South, Range 26 East, Collier County, Florida, consisting of 5.3+/- acres, and by providing an effective date. [Coordinator: Ray Bellows, Zoning Manager]

5. ***** This Item has been Continued from the 10/20/2022 CCPC Meeting *****
PL20220004369 AUIR - Annual Update and Inventory Report- Resolution relating to the Capital Improvement Element of the Collier County Growth Management Plan, Ordinance 89-05, as amended, providing for the annual update to the schedule of capital improvement projects, within the Capital Improvement Element of the Collier County Growth Management Plan based on the 2022 Annual Update and Inventory Report on public facilities (AUIR), and including updates to the 5-year schedule of capital projects contained within the Capital Improvement Element (for fiscal years 2023 – 2027) and the schedule of capital projects contained within the Capital Improvement Element for the future 5-year period (for fiscal years 2028 – 2032), providing for severability, and providing for an effective date. [Mike Bosi, Director, Zoning]
6. ***** This Item has been Continued from the 10/20/2022 CCPC Meeting *****
PL20220001012 – GMPA Future Land Use Element and Future Land Use Map - 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 by adding the Radio Road Commercial Infill Subdistrict to the Urban-Mixed Use District, Urban Residential to allow 13,500 square feet of floor area for a retail nursery and garden supply store and up to 15,000 square feet of C-2 commercial uses; and furthermore, recommending transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. The subject property consisting of 7.19± acres is located north of Radio Road approximately 818 feet northwest of the intersection of Radio Road and Davis Boulevard, in Section 34, Township 49 South, Range 26 East, Collier County, Florida. (Companion to PUDZ PL20210002663) [Coordinator: Rachel Hansen, Principal Planner]
7. ***** This Item has been Continued from the 10/20/2022 CCPC Meeting *****
PL20210002663 – CPUD Everglades Equipment Group - 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 (C-2) Zoning District to a Commercial Planned Unit Development (CPUD) Zoning District for the project to be known as Everglades Equipment Group CPUD. The project will allow up to 13,500 square feet of floor area for a retail nursery and supply store and up to 15,000 square feet of (C-2) commercial uses. The property is located north of Radio Road approximately 818 feet northwest of the intersection of Radio Road and Davis Boulevard in Section 34, Township 49 South, Range 26 East, Collier County, Florida, consisting of 7.19± acres; and by providing an effective date. (Companion to Item GMPA-PL20220001012) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]

8. **PL20210001368 - Mediterra (PUDA) - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 2001-61, as amended, the Mediterra Planned Unit Development to allow development of up to 120,000 square feet of permitted uses in the village center instead of up to 60,000 square feet of non-commercial uses and 20,000 square feet of commercial uses; and providing an effective date. The subject property, consisting of 25.8+/- acres of the 1167.8± acre PUD, is located on the west and east sides of Livingston Road, approximately one mile west of I-75 in Sections 11 and 12, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Principal Planner]**

B. Noticed

10. **Old Business**
11. **New Business**
12. **Public Comment**
13. **Adjourn**