

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

October 20, 2022

9:00 AM

Edwin Fryer- Chairman
TBD - Vice-Chair
TBD- Secretary
Christopher Vernon
Paul Shea, Environmental
Joseph Schmitt, Environmental
Robert Klucik, Jr.
Randy Sparrazza
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. **August 18, 2022 CCPC Meeting Minutes - 2:00 p.m.**
August 18, 2022 CCPC Meeting Minutes - 5:05 p.m.
September 1, 2022 CCPC Meeting Minutes -10:00 a.m.
September 1, 2022 CCPC Meeting Minutes -5:05 p.m.
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings - 1:00 pm Time Certain - Items 9A4 and 9A5**
 - A. **Advertised**

1. *****This Item has been Continued from the 10/6/2022 CCPC Meeting *****
PL20210001067-Brightshore Village SRA - A Resolution of the Collier County Board of County Commissioners designating 681.5 acres within the Rural Lands Stewardship Area Zoning Overlay District as a Stewardship Receiving Area, to be known as the Brightshore Village Stewardship Receiving Area, which will allow development of a maximum of 2,000 residential dwelling units, of which a minimum of 10% will be multi-family dwelling units, a minimum of 10% will be single family detached, and a minimum of 10% will be single family attached or villa; a minimum of 106,000 and a maximum of 120,000 square feet of commercial development in the village center context zone; a maximum of 100,000 square feet of indoor self storage in the village center context zone; a minimum of 20,000 square feet of civic, governmental and institutional uses in the village center context zone; senior housing including assisted living facilities and continuing care retirement communities limited to 300 units in the SRA; and no commercial uses in the neighborhood general context zone; and 15 acres of amenity center sites; all subject to a maximum pm peak hour trip cap; and approving the Stewardship Receiving Area Credit Agreement for Brightshore Village Stewardship Receiving Area and establishing that 5198.4 stewardship credits are being utilized by the designation of the Brightshore Village Stewardship Receiving Area. The subject property is located north of Immokalee Road, northeast of the intersection of Red Hawk Lane and

Immokalee Road in Sections 18 and 19, Township 47 South, Range 28 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]

2. *****This Item has been Continued from the 10/6/2022 CCPC Meeting*****
PL20210003121 EX- SD San Marino, LLC - Applicant requests approval of a Commercial Excavation Permit to allow for the expansion of an existing commercial mine, for property located at 9220 Collier Blvd (C.R. 951), on the east side of Collier Blvd approximately 1.5 miles north of Rattlesnake Hammock Road at the intersection of Collier Blvd and A Better Way, in Section 14, Township 50 South, Range 26 East, Collier County, Florida (Coordinator: Jaime Cook, Division Director, Development Review)
3. *****This Item has been Continued from the 10/6/2022 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 10/6/2022 CCPC Meeting*****
***** 1:00 pm Time Certain***** 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 Klopff, Senior Planner]
5. *****This Item has been Continued from the 10/6/2022 CCPC Meeting*****
***** 1:00 pm Time Certain***** 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]

B. Noticed

10. Old Business

11. New Business

A. Election of Officers

12. Public Comment

13. Adjourn