

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 7, 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. **September 2, 2021, CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. *****NOTE: This item has been Continued to the October 21, 2021 CCPC Meeting
*** PL20210001270 AUIR/CIE 2021 - A 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 2021 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 2022 – 2026) and the schedule of capital projects contained within the Capital Improvement Element for the future 5-year period (for fiscal years 2027 – 2031), providing for severability, and providing for an effective date. [Coordinator: Mike Bosi, Zoning Director]**

2. **PL20190002355 GMPA- Immokalee Road/4th Street N.E. 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 Rural Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan and the Rural Golden Gate Estates Future Land Use Map and Map Series to create the Immokalee Road/4th Street N.E. Mixed Use Subdistrict by changing the designation of the property from the Estates-Mixed Use District, Residential Estates Subdistrict to the Estates-Mixed Use District, Immokalee Road/4th Street N.E. Mixed Use Subdistrict, to allow uses permitted by right and conditional use in the General Commercial (C-4) Zoning District with a total maximum intensity of up to 150,000 square feet of gross floor area of development, and a maximum of 400 residential dwelling units, except public uses and group housing are not subject to the maximum gross floor area limitation; and furthermore directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity. The subject property is 50.18± acres and located on the northeast corner of the intersection of Immokalee Road and 4th Street N.E. in Section 22, Township 48 North, Range 27 East, Collier County, Florida. Adoption Hearing (Companion Item PL20190002356) [Coordinator: Josephine Medina, Principal Planner]**
3. **PL20190002356 PUDA, Randall Curve MPUD - 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 Mixed-Use Planned Unit Development (MPUD) Zoning District for the project to be known as Randall Curve MPUD, to allow development of up to 400 dwelling units and 150,000 square feet of commercial development, except public uses and group housing are not subject to the maximum gross floor area limitations. The subject property is located on the northeast corner of Immokalee Road and 4th Street N.E., in Section 22, Township 48 South, Range 29 East, consisting of 50± acres; and by providing an effective date. (Companion Item PL20190002355 Immokalee Road Commercial Subdistrict GMPA and PL20190002354 Estates Shopping Center PUDA) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**

4. **PL20190002353 GMPA - Estates Shopping Center 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 Estates Shopping Center Subdistrict of the Estates Commercial-District of the Rural Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan and Future Land Use Maps to add commercial, public, civic and institutional uses; add up to 12 residential dwelling units; reduce commercial square footage from 190,000 to 50,000 excluding some uses from the maximum square footage limitation; remove outdoor music prohibition; remove single commercial use and building size limitations; reduce setbacks and landscape buffer widths; and remove phasing and developer commitments; and furthermore directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity. The subject property is 41± acres and located at the northwest quadrant of Golden Gate Boulevard and Wilson Boulevard, in Section 4, Township 49 South, Range 27 East, Collier County, Florida. Adoption Hearing (Companion to PL20190002354) [Coordinator: Josephine Medina, Principal Planner]**
5. **PL20190002354 - Estates Shopping Center PUDA - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 2011-30, The Estates Shopping Center Commercial Planned Unit Development (CPUD), as amended, by adding commercial, public, civic and institutional uses; add up to 12 residential dwelling units; reducing commercial square footage from 150,000 to 50,000 excluding some uses from the maximum square footage limitation; adding dormitories as an accessory use on Tract C; removing outdoor music prohibition; removing single commercial use and building size limitations; reducing setbacks and landscape buffer widths; removing phasing and developer commitments; and providing an effective date. The subject property is 41± acres and located at the northwest quadrant of Golden Gate Boulevard and Wilson Boulevard, in Section 4, Township 49 South, Range 27 East, Collier County, Florida. (Companion to GMPA-PL20190002353) [Coordinator: Ray Bellows, Zoning Manager]**

B. Noticed

10. Old Business

11. New Business

A. Election of Officers

12. Public Comment

13. Adjourn