

**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 5, 2023**

**9: 00 AM**

**Edwin Fryer- Chairman**  
**Joseph Schmitt, Environmental - Vice-Chair**  
**Paul Shea, Environmental - Secretary**  
**Christopher Vernon**  
**Robert Klucik, Jr.**  
**Randy Sparrazza**  
**Chuck Schumacher**  
**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**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
  - A. **Advertised**
    1. **PL20220001779 - Rock Creek Estates RPUD (PUDZ) - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 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 with an Airport Zoning Overlay to a Residential Planned Unit Development (RPUD) Zoning District with an Airport Zoning Overlay for a project known as Rock Creek Estates RPUD to allow development of up to 15 unit single-family dwelling units, a private recreational amenity, and a boat ramp with up to 15 private boat slips on property located west of Airport-Pulling Road, on the south side of North Road, across the street from Terminal Drive to the Naples Airport, in Section 2, Township 50 South, Range 25 East; consisting of 11.36+/- acres; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III]**
    2. **PL20220003791 - Marco Shores Golf Course CPUD - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 81-6, as amended, the Marco Shores Golf Course Community (Marco Shores) Planned Unit Development (PUD), to increase the maximum number of residential multi-family dwelling units from 1,580 units to 1,670, adjust off-street parking standards, and add an Airport Disclosure and Permitting Commitment, by providing for amendment to the Master Plan; and by providing an effective date. The subject 4.04+/- acre property is a portion of the 314.7+/- acre Marco Shores Golf Course Community PUD and is located near the Marco Island Executive Airport in Section 26, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III]**

3. **PL20210000660 - Housing Initiatives GMPA - An Ordinance amending Ord. No. 89-05, as amended, the Collier County Growth Management Plan (CCGMP) of the unincorporated area of Collier County, Florida, adopting an amendment to the CCGMP relating to affordable housing, specifically amending the Future Land Use Element (FLUE) and Future Land Use Map (FLUM) to address housing initiatives to allow affordable housing by right in certain commercial zoning districts with a sunset date; to increase density for affordable housing; and to establish a Strategic Opportunity Sites Subdistrict and a Transit Oriented Development Subdistrict (TODS); and directing transmittal of the adopted amendment to the Florida Department of Commerce (FDOC); and specifically amending the Golden Gate City Sub-element of Golden Gate Area Master Plan Element and FLUM to address housing initiatives to allow affordable housing by right in certain commercial zoning districts with a sunset date and to establish a (TODS); and directing transmittal of the adopted amendment to the FDOC; and specifically amending the Immokalee Area Master Plan Element and FLUM to establish a TODS, directing transmittal of the adopted amendment to the FDOC, and specifically adding a Policy to the Transportation Element pertaining to affordable housing along transit routes; and directing transmittal of the adopted amendment to the FDOC; providing for severability; and providing for an effective date. [Coordinator: Michele Mosca, AICP, Planner III]**
4. **PL20230000930, US 41 East Overlay & South US 41 TCEA Expansion GMPA - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance 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 to add the US 41 East Overlay to allow certain economic development uses within the Corridor segments; and, allow increased height and density, and certain economic development uses in Regional Centers and Community Centers through incentives; and furthermore directing the transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. and An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the Transportation Element and maps to expand the South US 41 Transportation Concurrency Exception Area; and furthermore directing the transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. [Coordinator: Michele Mosca, AICP, Planner III]**

**B. Noticed**

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