

**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

**September 15, 2022**

**9: 00 AM**

**Edwin Fryer- Chairman**  
**Karen Homiak - Vice-Chair**  
**Karl Fry- Secretary**  
**Christopher Vernon**  
**Paul Shea, Environmental**  
**Joseph Schmitt, Environmental**  
**Robert Klucik, Jr.**  
**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. **\*\*\* This item has been continued from the 10:00 am 9/1/2022 CCPC Meeting \*\*\*  
PL20210002313 - Isles of Capri GMPA - 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 changing the land use designation of the property from Urban, Urban Mixed Use District, Urban Coastal Fringe Subdistrict to Urban, Urban Mixed Use District, Isles of Capri Mixed Use Infill Subdistrict to allow construction of a maximum of 108 residential units, up to 10,000 square feet and 200 seats of restaurant and membership clubs, a marina including up to 64 wet slips, a 258-unit dry boat storage facility and a ships store, retail and/or dockmaster's office limited to 1,000 square feet and 6,000 square feet of C-3, Commercial Intermediate Commercial uses. The subject property is located on the Isles of Capri on both north and south of Capri Boulevard in Section 32, Township 51 South, Range 26 East, consisting of 5.32± acres; 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 PL20210002314) [Coordinator: Sue Faulkner, Principal Planner]**

2. **\*\*\* This item has been continued from the 10:00 am 9/1/2022 CCPC Meeting \*\*\***  
**PL20210002314 - Isle of Capri 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 Commercial Intermediate District (C-3) Zoning District to a Mixed Use Planned Unit Development (MPUD) Zoning District for the project to be known as Isles Of Capri MPUD, to allow construction of mixed use development up to 168 feet in actual height including a maximum of 108 multi-family dwelling units, up to 10,000 square feet and 200 seats of restaurant and membership clubs, a marina including up to 64 wet slips, a 258-unit dry boat storage facility, and a ships store and dockmaster's office limited to 1,000 square feet, and 6,000 square feet of general offices, plus accessory indoor and outdoor recreation uses and parking structures without limitation. The subject property is located on the Isles of Capri on both north and south of Capri Boulevard in Section 32, Township 51 South, Range 26 East, consisting of 5.32± acres; providing for repeal of Resolution No. 92-588 relating to setback variances and Resolution No. 93-370 relating to a parking variance for boat slips; and by providing an effective date. (Companion Item PL202100002313) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**
3. **\*\*\* This item had been continued from the 10:00 am 9/1/2022 CCPC Meeting \*\*\***  
**PL20220004350 - LDCA - Golden Gate Estates Variance Distance Notification - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 04-41, as amended, the Collier County Land Development Code, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, that changes the distance of the mailed written public notice requirement for variance applications from 1 mile to 1,000 feet for all properties located in the Rural and Urban Golden Gate Estates Sub-Elements of the Golden Gate Area Master Plan, 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 Ten Application, Review, and Decision-Making Procedures, including section 10.03.05 - Required Methods of Proving Public Notice; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date.**
4. **PL20210003155 Santa Barbara - Whitaker RPUD (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 the Rural Agricultural (A) Zoning District and Planned Unit Development (PUD) Zoning District known as Waterford Estates PUD to a Residential Planned Unit Development (RPUD) Zoning District for the project to be known as Santa Barbara - Whitaker RPUD, to allow construction of up to 216 multi-family dwelling units with an affordable housing agreement on property located at the northeast and southeast corners of the intersection of Santa Barbara Boulevard and Whitaker Road, in Sections 9 and 16, Township 50 South, Range 26 East, consisting of 21.57± acres; providing for repeal of Ordinance Number 91-31, the Waterford Estates Planned Unit Development; and by providing an effective date. [Coordinator: Eric Ortman, Principal Planner]**

5. **PL20210001301 - Golden Gate Boulevard E Communication Tower (VA) A Resolution of the Board of Zoning Appeals of Collier County, Florida, for a variance from sections 5.05.09.G.7.b and 5.05.09.G.7.c of the Land Development Code to reduce the minimum separation distance of a 140-foot tall communication tower from 350 feet to 174 feet for the northern residential property, from 350 feet to 66 feet for the eastern residential property, and from 350 feet to 107 feet for the western residential property, located at 1680 Golden Gate Boulevard East, also described as the east 180 feet of Tract 20, Golden Gate Estates, Unit No. 51 Subdivision, in Section 2, Township 49 South, Range 27 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] (Companion to CU-PL20200002584)**
6. **PL20200002584 - Golden Gate Boulevard E Communication Tower (CU) 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 with a Wellfield Risk Management Special Treatment Overlay Zone W-4 (ST/W-4) pursuant to sections 2.03.01.B.1.c.12 and 5.05.09 of the Collier County Land Development Code for a 2.7± acre property located at 1680 Golden Gate Blvd East, also described as the east 180 feet of Tract 20, Golden Gate Estates, Unit No. 51 subdivision, in Section 2, Township 49 South, Range 27 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager] (Companion to VA-PL20210001301)**
7. **PL20210001766-San Marino RPUD-An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance No. 2000-10, as amended by Ordinance No. 2015-30, the San Marino Residential Planned Unit Development (RPUD), to consolidate the San Marino, Willow Run, and Lido Isles RPUDs and the adjacent Rural Agricultural District (A) land known as Cracklin' Jacks into one Residential Planned Unit Development consisting of 1,321 residential dwelling units on 823.6± acres; by revising the statement of compliance; by revising property ownership and description; by revising development standards, in particular by establishing development Parcel C and adding and revising permitted uses and development standards for Parcels B and C; by revising development commitments; by revising deviations; by revising the master plan; by revising the legal description, for property located near 9300 Marino Circle, on the east side of Collier Boulevard (C.R. 951) approximately 2 miles north of the intersection of Collier Boulevard and Rattlesnake Hammock Road in Sections 11, 12, 13, and 14, Township 50 South, Range 26 East, Collier County, Florida; by repealing Ordinance No. 2014-35, Willow Run RPUD, and Ordinance No. 2015-35, Lido Isles RPUD; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**

**B. Noticed**

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