

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

December 16, 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**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**

A. Advertised

1. *****Note: This item has been continued from the December 2, 2021 CCPC Meeting*** PL20210000176 - St. Matthew's House CPUD - An Ordinance of the Board of County Commissioners of Collier County, Florida relating to St. Matthew's House, 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 DeVoe Pontiac Planned Unit Development (PUD) and the General Commercial District within the Mixed Use Subdistrict of the Gateway Triangle Mixed Use Overlay District, (C-4-GTMUD-MXD) Zoning District to the Commercial Planned Unit Development within the Mixed Use Subdistrict of the Gateway Triangle Mixed Use Overlay (CPUD-GTMUD-MXD) Zoning District for a project to be known as the St. Matthew's House CPUD, to allow a 150 bed homeless shelter and up to 130,000 square feet of commercial development on property located at the southeast corner of Airport Road and Glades Boulevard in Section 12, Township 50 South, Range 25 East, Collier County, Florida consisting of 11.89+/- acres; and providing for repeal of Ordinance No. 97-14, as amended, the DeVoe Pontiac Planned Unit Development and Resolution No. 99-87 relating to a conditional use for a homeless shelter; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**

2. **PL20210002604 - Scrivener's Errors and Cross-References - 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, to correct scrivener's errors and update cross-references related to various Land Development Code (LDC) sections, including the Florida Building Code (FBC), the Florida Fire Prevention Code (FPC), the Florida Statutes (F.S.), and Florida Administrative Code (F.A.C.) Chapter and Rule citations, and to update the Goodland Zoning Overlay map with no boundary change; 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 One General Provisions, including Sections 1.07.00 Laws Adopted By Reference and 1.08.02 Definitions; Chapter Two Zoning Districts and Uses, including Section 2.03.07 Overlay Zoning Districts; Chapter Four Site Design and Development Standards, including Section 4.02.03 Specific Standards for Location of Accessory Buildings and Structures and Section 4.02.22 Design Standards for the Goodland Zoning Overlay District; Chapter Five Supplemental Standards, including Section 5.05.04 Group Housing; Chapter Six Infrastructure Improvements and Adequate Public Facilities Requirements, including Section 6.06.01 Street System Requirements; and Chapter Ten Application, Review, and Decision-Making Procedures, including Sections 10.01.02 Development Orders Required and 10.02.03 Requirements for Site Development, Site Improvement Plans and Amendments thereof; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Sean Kingston, AICP, CFM, Senior Planner]**
3. **PL20210000101 Crews Rd 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 to a Residential Planned Unit Development (RPUD) Zoning District for the project to be known as Crews Road RPUD, to allow construction of up to 60 townhomes or multi-family dwelling units on property located northeast of the intersection of County Barn and Whitaker Roads, in Section 8, Township 50 South, Range 26 East, consisting of 9.96± acres; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Principal Planner]**

4. **PL20210002450 Murals in the BGTCRA- An Ordinance of the Board of County Commissioners of Collier County, Florida, relating to murals in the Bayshore Gateway Triangle Redevelopment Area, 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, to create a definition for a mural; amend the standards for murals; and create a public hearing process for murals that are subject to Public Art Committee review, 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 One General Provisions, including Section 1.08.02 Definitions; Chapter Four Site Design and Development Standards, including Section 4.02.16 Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Area; Chapter Ten Application, Review, and Decision-Making Procedures, including Section 10.03.06 Public Notice and Required Hearings for Land Use Petitions; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Eric L. Johnson, AICP, CFM, Principal Planner]**

B. Noticed

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