

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

April 6, 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**
 - A. **3/2/2023 CCPC Meeting Minutes 1:00 P.M. and 5:05 P.M**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20220001043- Airport Carlisle Mixed Use Sub-district 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 Map Series be adding the Airport Carlisle Mixed Use Sub-district to the Urban Mixed Use District to allow group care, care units, nursing homes, assisted living facilities, and continuing care retirement communities uses with a maximum Floor Area Ratio of 0.65, and up to 336 multi-family dwelling units, of which 76 will be rent restricted as affordable. The subject property is located southwest of the intersection of Orange Blossom Drive and Airport Road in Section 2, Township 49 South, Range 25 East, Collier County, Florida, consisting of 27.78+ acres; furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. (Coordinator: Parker Klopf, Senior Planner)**

2. **PL20220001042 - The Haven at North Naples MPUD (PUDZ) - An Ordinance of the Board of County Commissioners of Collier County, Florida, rezoning The Carlisle Naples and the southerly adjacent parcel to allow group care, care units, nursing homes, assisted living facilities, and continuing care retirement communities uses with a maximum 0.65 Floor Area Ratio and up to 336 multi-family dwelling units, by 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 the Rural Agricultural (A) zoning district with a Wellfield Risk Management Special Treatment Overlay Zone W-4 (ST/W-4) to a Mixed-Use Planned Unit Development (MPUD) zoning district with a Wellfield Risk Management Special Treatment Overlay Zone W-4 (ST/W-4) to be known as The Haven at North Naples MPUD on 27.78+/- acres located southwest of the intersection of Orange Blossom Drive and Airport Road in Section 2, Township 49 South, Range 25 East, Collier County, Florida; by providing for repeal of Resolution 96-405, a conditional use establishing the group care facility; and by providing an effective date. [Coordinator: Ray Bellows, Zoning Manager]**
3. **PL20220006374 - Collier Boulevard Mixed-Use Commerce Center - An ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 2001-10, as amended, the Collier Boulevard Mixed Use Commerce Center Planned Unit Development (MPUD) by increasing the maximum building height on 4.49± acres described as Lot 2 in the residential tract from 35 feet to 50 feet and providing an effective date. The subject property, consisting of 4.49± acres out of 70± acres, is on the south side of Magnolia Pond Drive near the southwest corner of the intersection of Collier Boulevard (C.R. 951) and Magnolia Pond Drive, located within Interchange Activity Center #9, in Section 34, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator Eric Ortman, Planner 3]**
4. **PL20210001434 - Williams Farm (PUDZ) - An Ordinance of the Board of County Commissioners of Collier County, Florida, rezoning agricultural land in Immokalee to allow up to 336 single family homes, by 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 a Mobile Home Overlay (MHO) to a Residential Planned Unit Development (RPUD) Zoning District to be known as the Williams Farm RPUD to allow up to 336 single family dwelling units on 168± acres located south of Lake Trafford Road and Little League Road in Immokalee, in Sections 36 and 31, Township 46 South, Ranges 28 and 29 East, Collier County, Florida; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III]**
5. **PL20210000349 - Plantation (PUDA) - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 84-72, as amended, Plantation Planned Unit Development by increasing the density from 418 dwelling units to 419 dwelling units; by revising the master plan by changing the designation of a .74± acre parcel from Recreation Tract to Residential for a single family residence, and providing an effective date. The subject property is .74± acres out of the 83.7± acre PUD and located east of Santa Barbara Boulevard and south of Radio Road in Section 4, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Planner III]**

6. **PL20220008172 -LDCA- NIM Rules of Decorum - 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 and Zoning Atlas, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, to establish the Rules of Decorum related to Neighborhood Information Meetings, 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 Providing Public Notice; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Eric Johnson, LDC Planning Manager]**

B. Noticed

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