

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 1, 2022

5: 05 PM

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. **Public Hearings**
 - A. **Advertised**
 1. **PL20220004273 - LDC Amendment- Medical Marijuana Dispensaries - An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance 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 allow Medical Marijuana Dispensaries in the same Zoning Districts as pharmacies including certain Planned Unit Development Districts, the Commercial Convenience District (C-2), Commercial Intermediate District (C-3), General Commercial District (C-4), Heavy Commercial District (C-5), Business Park District (Bp), Research and Technology Planned Unit Development District, and Santa Barbara Commercial Overlay District (SBCO), adding requirements for security measures and design and signage, of which some are statutory, 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 two - Zoning Districts and Uses, including section 2.03.03 Commercial Zoning Districts, section 2.03.04 Industrial Zoning Districts, section 2.03.06 Planned Unit Development Districts, section 2.03.07 Overlay Zoning Districts; chapter five - Supplemental Standards, adding new section 5.05.16 Medical Marijuana Dispensaries; section four, Conflict and Severability; section five, Inclusion in the Collier County Land Development Code; and section six, Effective Date. [Coordinator: Richard Henderlong, Principal Planner]**
4. **Public Comment**
5. **Adjourn**

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10:00 AM

Edwin Fryer- Chairman
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Joseph Schmitt, Environmental
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Amy Lockhart, Collier County School Board

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1. **Pledge of Allegiance**
2. **Roll Call by Secretary**
3. **Addenda to the Agenda**
4. **Planning Commission Absences**
5. **Approval of Minutes**
 - A. **August 4, 2022 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **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. **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. **PL20210001195, Ariva Plaza CPUD-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 Estates (E) Zoning District within special treatment wellfield zone W-3 to a Commercial Planned Unit Development (CPUD) Zoning District for the project to be known as Ariva Plaza CPUD, to allow the development of up to 30,000 square feet of commercial uses. The subject 5.46± acre property is located at the southwest corner of the intersection of Golden Gate Boulevard East and Everglades Boulevard South in Section 6, Township 49 South, Range 28 East, Collier County; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**
4. **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.**

B. Noticed

10. Old Business

- 11. New Business**
- 12. Public Comment**
- 13. This meeting will Reconvene at 5:05 P.M.**