

**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

**March 16, 2023**

**9: 00 AM**

**Edwin Fryer- Chairman**  
**Joseph Schmitt, Environmental - Vice-Chair**  
**Paul Shea, Environmental - Secretary**  
**Christopher Vernon**  
**Robert Klucik, Jr.**  
**Randy Sparrazza**  
**Commission District 3 - Vacant**  
**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. **PL20220003739-Justin's Village Rezone-An Ordinance of the Board of Collier County Commissioners of Collier County, Florida, rezoning a portion of Justin's Village to increase density, by amending Ordinance Number 04-41, as amended, the Collier County Land Development Code, which includes 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 Residential Multi-Family-6 (RMF-6) zoning district with a Gateway Triangle Zoning Overlay-Residential Subdistrict (GTZO-R) to a Residential Multi-Family-12 (RMF-12) with a Gateway Triangle Zoning Overlay-Residential Subdistrict (GTZO-R), to allow up to 28 total multi-family dwelling units on 2.33± acres of property located south of Lots 6 and 18, Breeze of Calusa Subdivision, on Justin's Way, approximately 500 feet south of Calusa Avenue, in Section 11, Township 50 South, Range 25 East, Collier County, Florida; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, CSM, Planner III]**

2. **PL20210001906 - 5196 23rd Ct SW (Rezone) - An Ordinance of the Board of County Commissioners of Collier County, Florida, rezoning a single family lot in Golden Gate City to multifamily, by amending Ordinance Number 04-41, as amended, the Collier County Land Development Code, which includes 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 Residential Single-Family-3 (RSF-3) Zoning District to a Residential Multi-Family-6 (RMF-6) Zoning District, to allow up to 2 total multi-family dwelling units on 0.29± acres of property located at 5196 23rd Ct SW, Naples, Florida, on Lot 1, Block 198, Golden Gate Unit 6, in Section 21, Township 49 South, Range 26 East, Collier County, Florida; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Planner III]**
3. **PL20230000930 – US 41 East Overlay and Transportation Concurrency Exception Area Expansion GMPA – A Resolution of the Board of County Commissioners proposing an amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, 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 amending the Transportation Element and maps to expand the South US 41 Transportation Concurrency Exception Area; and furthermore directing transmittal of the proposed amendment to the Florida Department of Economic Opportunity. [Coordinator: Michele Mosca, AICP, Planner III]**
4. **PL20200002234 – Rural Fringe Mixed Use District Restudy GMPA – An Ordinance of the Board of County Commissioners amending Ordinance 89-05, as amended, the Collier County Growth Management Plan of the unincorporated area of Collier County, Florida, relating to the Rural Fringe Mixed Use District Restudy and specifically amending the Future Land Use Element and the Future Land Use Map and map series to require transfer of development rights for comprehensive plan amendments for increased residential density in the Urban Mixed Use District, Urban Residential Fringe Sub-district and the Rural Fringe Mixed Use District; amending the Urban Mixed Use District, Urban Residential Fringe Sub-district to remove the density bonus cap on Residential In-Fill and remove the requirement to use transfer of development rights within one mile of the urban boundary; and amending the Rural Fringe Mixed Use District of the Future Land Use Element to change development standards and requirements, increase density on Receiving Lands for affordable housing, add transfer of development rights credits, add uses in Receiving Areas, and add a conditional use for recreation in Sending Lands, and to amend development standards for rural villages; and create the Belle Meade Hydrologic Enhancement Overlay; and furthermore, directing transmittal of the adopted amendments to the Florida Department of Economic Opportunity 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**