

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

October 19, 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. **September 22, 2023 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL202300012389 - (GMPA) - Government Public Services Residential Tourist and Commercial Subdistrict - 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 Government Services, Residential Tourist and Commercial Subdistrict of the Golden Gate City Sub-Element of the Golden Gate Master Plan Element of the Growth Management Plan to limit the uses on the 6.16± acres identified as Parcel 2 by allowing hotel/motel or timeshare or multi-family or commercial uses; by changing the multi-family use on parcel 2 to a maximum of 215 rental units or 35.25 rental dwelling units per acre instead of 16 dwelling units per acre; providing 22.8% [49 units] of the multi-family rental units on parcel 2 will be rented to households whose income qualifies for affordable housing with 24 units at 80% or less the Area Median Income for Collier County and 25 units at 100% or less the Area Median Income for Collier County, all subject to corresponding rent limits; and the remaining 77.2% [166 units] will be rent-restricted at a rent permitted for households whose income is up to 120% of Area Median Income for Collier County. The subject property consists of 20.1± acres and is located on the south side of Golden Gate Parkway approximately ½ mile west of Collier Boulevard in Section 27, Township 48 South, Range 27 East, Collier County, Florida; furthermore, directing transmittal of the adopted amendment to the Florida Department of Commerce; providing for severability and providing for an effective date. (Companion Item PUDA PL20230012392) [Coordinator: Rachel Hansen, Planner III]**

2. **PL20230012392 - Golden Gate Golf Course RT Tract PUDA - Amendment to Ordinance Number 2022-13, the Golden Gate Golf Course Mixed-Use Planned Unit Development (MPUD), by limiting the uses on the +/-6.16 acre Residential Tourist (RT) Tract to allow hotel/motel or timeshare or multi-family or commercial uses; to change the allowed multi-family use on the RT Tract to a maximum of 215 rental units; to reduce the minimum floor area per multi-family rental dwelling unit to 250 square feet on the RT Tract subject to the occupancy standards in Ordinance No. 2004-58, as amended. Of the 215 dwelling units, 49 units will be income-restricted as affordable. The property is located on the southwest corner of Golden Gate Parkway and Collier Boulevard in Section 27, Township 49 South, Range 26 East, Collier County, Florida consisting of +/-171.6 acres. [Coordinator: Ray Bellows, Zoning Manager] (Companion to GMPA-PL20230012389)**
3. **PL20220006512 - FLUE/FLUM Land Use Planning Period Change to 2023-2045 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 to change the land use planning period to 2023-2045; and directing transmittal of the amendment to the Florida Department of Commerce formerly the Florida Department of Economic Opportunity. [Coordinator: David Weeks, AICP, Senior Project Manager]**

B. Noticed

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