

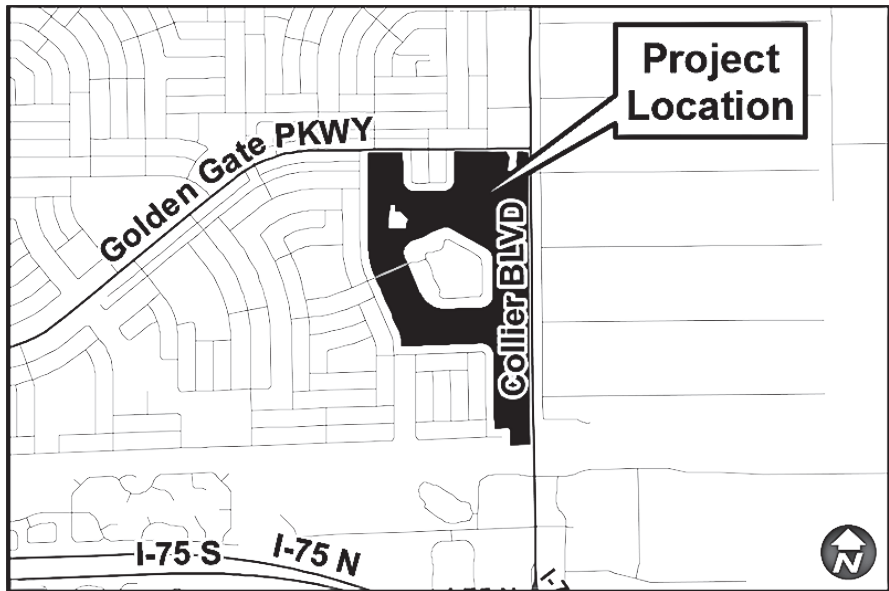
# NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Planning Commission (CCPC)** at 9:00 A.M., **March 17, 2022**, in the Board of County Commissioners Meeting Room, Third Floor, Collier Government Center, 3299 Tamiami Trail East, Naples, FL, to consider:

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA TO CREATE A SUBDISTRICT ON PART OF FORMER GOLDEN GATE GOLF COURSE AND ABUTTING HOTEL, BY AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, SPECIFICALLY AMENDING THE GOLDEN GATE CITY SUB-ELEMENT OF THE GOLDEN GATE AREA MASTER PLAN ELEMENT AND GOLDEN GATE AREA FUTURE LAND USE MAP AND MAP SERIES, BY CHANGING THE LAND USE DESIGNATION FROM URBAN MIXED USE DISTRICT, URBAN RESIDENTIAL SUBDISTRICT TO URBAN-COMMERCIAL DISTRICT, GOVERNMENT PUBLIC SERVICES, RESIDENTIAL TOURIST AND COMMERCIAL SUBDISTRICT TO ALLOW UP TO 75,000 SQUARE FEET OF GOVERNMENTAL FACILITY USES AND 120 BEDS FOR GROUP HOUSING USES AT A FAR NOT TO EXCEED .60 ON 13.5± ACRES; UP TO 26 UNITS AN ACRE FOR HOTEL/MOTEL USES AND 16 DWELLING UNITS AN ACRE FOR MULTI-FAMILY AND TIME SHARE USES AND 60,000 SQUARE FEET OF C-3, COMMERCIAL INTERMEDIATE ZONING DISTRICT USES ON 6.16± ACRES; AND UP TO 15,000 SQUARE FEET OF C-4, GENERAL COMMERCIAL ZONING DISTRICT USES ON .42± ACRES. THE SUBJECT PROPERTY CONSISTS OF AN AGGREGATE 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; AND FURTHERMORE, DIRECTING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. [PL20210001610]**

AND

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA TO ALLOW DEVELOPMENT OF THE GOLDEN GATE GOLF COURSE PROJECT BY 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 GOLF COURSE (GC), RESIDENTIAL TOURIST (RT), COMMERCIAL INTERMEDIATE (C-3), AND GENERAL COMMERCIAL (C-4) ZONING DISTRICTS WITHIN WELLFIELD RISK MANAGEMENT SPECIAL TREATMENT OVERLAY ZONES W-1 AND W-2 (ST/W-1 AND ST/W-2) TO A MIXED-USE PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT WITHIN WELLFIELD RISK MANAGEMENT SPECIAL TREATMENT OVERLAY ZONES W-1 AND W-2 (ST/W-1 AND ST/W-2) FOR A PROJECT TO BE KNOWN AS GOLDEN GATE GOLF COURSE MPUD TO ALLOW CONSTRUCTION OF A MAXIMUM OF 30,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT ON THE COMMERCIAL TRACTS; UP TO 400 RESIDENTIAL DWELLING UNITS ON THE RESIDENTIAL TRACT WITH A MAXIMUM ACTUAL HEIGHT OF 95 FEET; UP TO 75,000 SQUARE FEET OF GOVERNMENT FACILITIES AND 120 GROUP HOUSING UNITS ON THE PUBLIC USE TRACT AND COMMUNITY FACILITY TRACTS; AND UP TO 158 HOTEL/MOTEL UNITS AND UP TO 98 TIMESHARE UNITS AND 60,000 SQUARE FEET OF INTERMEDIATE COMMERCIAL (C-3) USES ON THE RESIDENTIAL TOURIST TRACT WITH A MAXIMUM ZONED HEIGHT OF 100 FEET; AND PROVIDING FOR REPEAL OF ORDINANCE NOS. 84-78 AND 99-56 RELATING TO PRIOR REZONES. 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; AND BY PROVIDING AN EFFECTIVE DATE. [PL20210001047]**



All interested parties are invited to appear and be heard. Copies of the proposed ordinances will be made available for inspection at the Collier County Clerk's Office, Fourth Floor, Collier County Government Center, 3299 Tamiami Trail East, Suite 401, Naples, FL, one week prior to the scheduled hearing. Written comments must be filed with the Zoning Division, Zoning Services Section, prior to **March 17, 2022**.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at [www.colliercountyfl.gov/our-county/visitors/calendar-of-events](http://www.colliercountyfl.gov/our-county/visitors/calendar-of-events) after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Geoffrey Willig at 252-8369 or email to [Geoffrey.Willig@colliercountyfl.gov](mailto:Geoffrey.Willig@colliercountyfl.gov).

Any person who decides to appeal any decision of the **Collier County Planning Commission** 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 based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

Collier County Planning Commission

Edwin Fryer, Chairman

ND-GCI0831064-01