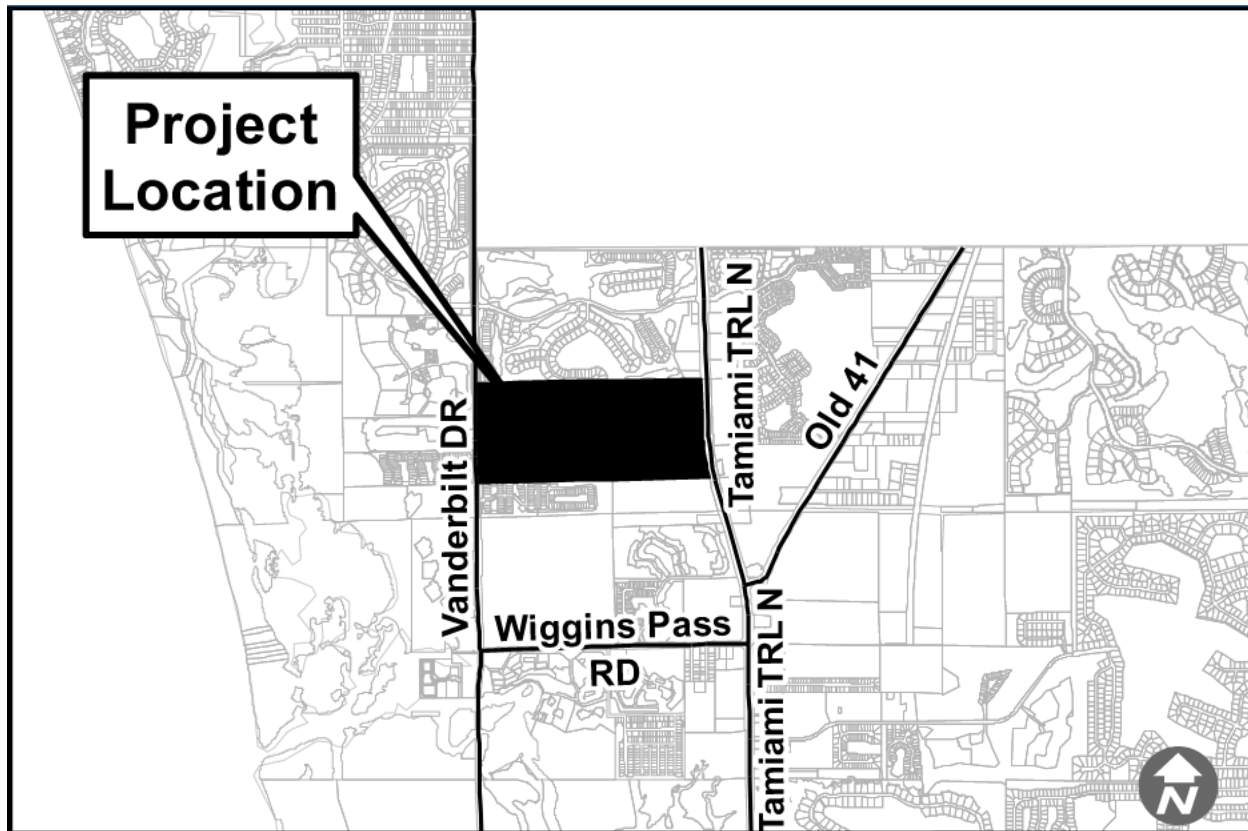


NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Planning Commission (CCPC)** at **9:00 A.M.** on **September 4, 2025**, 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 AMENDING ORDINANCE NUMBER 97-71, THE RETREAT PLANNED UNIT DEVELOPMENT (PUD), AND 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 PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT TO A MIXED USE PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT FOR THE PROJECT TO BE KNOWN AS THE RETREAT MPUD, BY AMENDING THE PUD DOCUMENT TO INCREASE MAXIMUM DENSITY FROM 740 DWELLING UNITS TO 834 DWELLING UNITS, ADJUST ACREAGE TO 208.55 ACRES, REPLACE PARCELS C AND D ON THE MASTER PLAN WITH PARCELS B1, B2 AND B3, REVISE TRACT BOUNDARIES EXCEPT FOR TRACT A, ADD REGULATIONS FOR PARCELS B1, B2 AND B3, REVISE DEVELOPMENT STANDARDS FOR PARCELS B1, B2 AND B3, ADD AN ACCESS POINT FOR SERVICE VEHICLES, AND ADD DEVIATIONS FOR PARCELS B1, B2 AND B3; AND BY PROVIDING AN EFFECTIVE DATE. THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF TAMIAMI TRAIL NORTH (US 41), ¾ OF A MILE NORTH OF WIGGINS PASS ROAD AND EXTENDS WEST TO VANDERBILT DRIVE IN SECTION 9, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA. [PL20230015039]



All interested parties are invited to appear and be heard. Copies of the proposed Ordinance will be made available for inspection at the Collier County Clerk's office, fourth floor, Collier County Government Center, 3299 East Tamiami Trail, Suite 401, Naples, FL 34112, one (1) week prior to the scheduled hearing. Written comments must be filed with the Zoning Division, prior to **September 4, 2025**.

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 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 Ray Bellows at 252-2463 or email to Ray.Bellows@colliercountyfl.gov

Any person who decides to appeal any decision of the **Collier County Planning Commission (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 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 (2) 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
Joseph K. Schmitt, Chairman