

# **NOTICE OF PUBLIC HEARING**

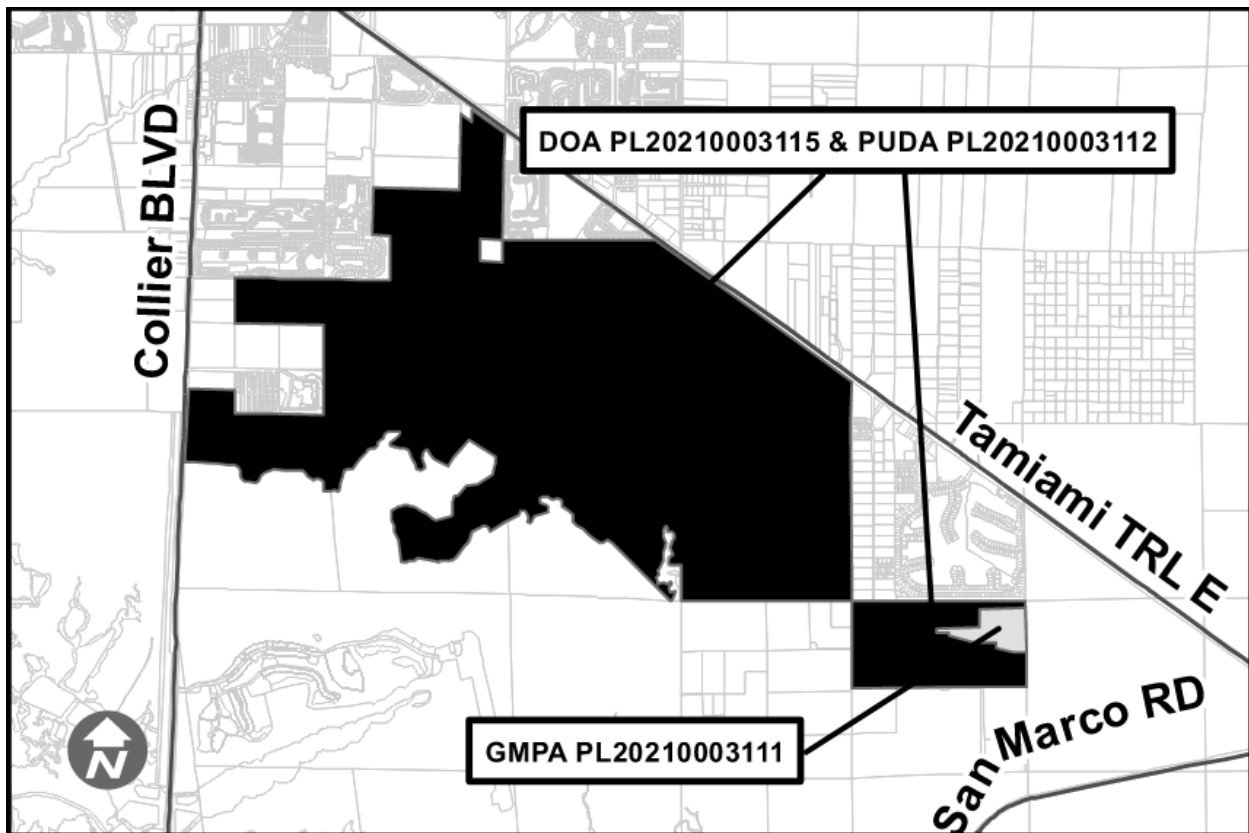
Notice is hereby given that a public hearing will be held by the **Collier County Board of County Commissioners (BCC)** at **9:00 A.M. on December 10, 2024**, in the Board of County Commissioners meeting room, third floor, Collier Government Center, 3299 East Tamiami Trail, Naples FL to consider:

**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 MAP SERIES BY ADDING THE FIDDLER'S CREEK SECTION 29 DEVELOPMENT AREA AND AMENDING THE ALLOWABLE USES IN THE NEUTRAL LANDS WITHIN THE RURAL FRINGE MIXED USE DISTRICT, AGRICULTURAL/RURAL DESIGNATION, TO REMOVE DEVELOPMENT RESTRICTIONS ON SECTION 29 AND ALLOW 750 ADDITIONAL RESIDENTIAL DWELLING UNITS, 30% OF WHICH WILL BE RENT RESTRICTED AS AFFORDABLE, ON 49.91± ACRES OF PROPERTY LOCATED ¾ MILES SOUTH OF TAMIAMI TRAIL EAST (U.S. 41) AND ¾ MILES EAST OF AUTO RANCH ROAD, IN SECTION 29, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA; AND FURTHERMORE, DIRECTING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. [PL20210003111]**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING DEVELOPMENT ORDER 84-3, AS AMENDED, FOR THE MARCO SHORES/FIDDLER'S CREEK DEVELOPMENT OF REGIONAL IMPACT, BY PROVIDING FOR SECTION ONE: AMENDMENTS TO DEVELOPMENT ORDER 84-3, AS AMENDED, TO ADD 750 MULTI-FAMILY DWELLING UNITS FOR A TOTAL OF 6,750 SINGLE FAMILY AND MULTI-FAMILY DWELLING UNITS; TO ADD CONVERSION OF SINGLE FAMILY DWELLING UNITS TO MULTI-FAMILY DWELLING UNITS; TO LIMIT THE NUMBER OF DWELLING UNITS OUTSIDE OF SECTION 29 TO 6,000; TO LIMIT THE ADDITIONAL 750 MULTI-FAMILY DWELLING UNITS TO SECTION 29 ONLY AND DISALLOW THEM FROM THE CONVERSION FORMULA; AND TO CORRECT A SCRIVENER'S ERROR; SECTION TWO: AMENDMENT TO EXHIBIT FC-A1, MASTER DEVELOPMENT PLAN, TO INCREASE THE RESIDENTIAL DEVELOPMENT AREA AT COLLIER BOULEVARD AND FIDDLER'S CREEK PARKWAY BY REDESIGNATING A PORTION OF BUSINESS TRACT TO RESIDENTIAL TRACT AND A PORTION OF RESIDENTIAL TRACT TO BUSINESS TRACT; AND TO ADD RESIDENTIAL DEVELOPMENT AREA TO SECTION 29 BY REDESIGNATING A PORTION OF PARK TRACT TO RESIDENTIAL TRACT AND ADDING A PROJECT ENTRANCE; SECTION THREE: FINDINGS OF FACT; SECTION FOUR: CONCLUSIONS OF LAW; SECTION FIVE: EFFECT OF PREVIOUSLY ISSUED DEVELOPMENT ORDER, TRANSMITTAL TO FLORIDA DEPARTMENT OF COMMERCE AND PROVIDING AN EFFECTIVE DATE. THE SUBJECT PROPERTY CONSISTING OF 3,932 ACRES IS LOCATED EAST OF COLLIER BOULEVARD (CR 951) AND SOUTH OF TAMIAMI TRAIL EAST (US 41) IN SECTIONS 11, 13, 14, 15, 22, 23 AND 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18, 19 AND 29, TOWNSHIP 51 SOUTH, RANGE 27 EAST, IN COLLIER COUNTY, FLORIDA. [PL20210003115]**

AND

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 84-42, AS AMENDED, 96-74, 98-13, 18-27, AND 2000-84, THE MARCO SHORES/FIDDLER'S CREEK PLANNED UNIT DEVELOPMENT, TO INCREASE THE NUMBER OF DWELLING UNITS FROM 6,000 TO 6,750, BY ADDING 750 MULTI-FAMILY DWELLING UNITS WITH SOME AFFORDABLE HOUSING TO SECTION 29; TO INCREASE THE RESIDENTIAL DEVELOPMENT AREA FROM 1,280 ACRES TO 1,330 ACRES; AND DECREASE PARK AND RECONFIGURE PRESERVE ACREAGE IN SECTION 29; TO PROVIDE FOR A CONVERSION FACTOR FOR SINGLE-FAMILY TO MULTI-FAMILY DWELLINGS EXCLUDING SECTION 29; TO CHANGE INTENSITY OF GROUP HOUSING FROM 26 UNITS PER ACRE TO A FLOOR AREA RATIO OF .60; TO ADD ADULT CONGREGATE LIVING FACILITIES AS A LAND USE TO THE RESIDENTIAL DISTRICT AND THE BUSINESS DISTRICT; TO REMOVE LAKES AND RECONFIGURE RESIDENTIAL AND BUSINESS TRACTS ALONG THE NORTH SIDE OF THE COLLIER BOULEVARD ENTRANCE; TO AMEND MASTER PLAN EXHIBIT FC-A1; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. THE SUBJECT PROPERTY CONSISTING OF 3932 ACRES IS LOCATED EAST OF COLLIER BOULEVARD (CR 951) AND SOUTH OF TAMIAMI TRAIL EAST (US 41) IN SECTIONS 11, 13, 14, 15, 22, 23, AND 24, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18, 19, AND 29, TOWNSHIP 51 SOUTH, RANGE 27 EAST, IN COLLIER COUNTY, FLORIDA. [PL 20210003112]



A copy of the proposed Ordinances and Resolution is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

All persons wishing to speak on any agenda item must register with the County Manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to three (3) minutes on any item. The selection of any individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted ten (10) minutes to speak on an item. Written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of seven (7) days prior to the public hearing. All materials used in presentations before the Board will become a permanent part of the record.

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 **Board** 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.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

CHRIS HALL,  
CHAIRMAN

CRYSTAL K. KINZEL,  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: Sara Morales  
Deputy Clerk (SEAL)