

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

May 20, 2021

9: 00 AM

Edwin Fryer- Chairman
Karen Homiak - Vice-Chair
Karl Fry- Secretary
Christopher Vernon
Paul Shea, Environmental
Joseph Schmitt, Environmental
Robert Klucik, Jr.
Thomas Eastman, 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. **4/19/2021 CCPC Meeting Minutes**
 - B. **The April 15, 2021 CCPC Meeting did not have the required quorum. This item is for the purpose of recognizing that the attached minutes are an accurate version of what occurred.**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. *****NOTE: This item has been continued from the May 6, 2021 CCPC Meeting***
PL20200002234 GMPA - Recommendation to approve a Resolution relating to the Rural Fringe Mixed Use District Restudy to amend the Urban Mixed Use District and the Rural Fringe Mixed Use District of the Future Land Use Element to require Transfer of Development Rights for Comprehensive Plan Amendments for increased residential density; and amending the Rural Fringe Mixed Use District of the Future Land Use Element to change development standards and requirements, to increase density on Receiving Lands located along Immokalee Road, 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 direct transmittal of the amendment to the Florida Department of Economic Opportunity [Coordinator: Michele Mosca, AICP, Principal Planner]**

2. **PL20190001489 PUDA - Lawmetka - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 02-51, the Lawmetka Plaza Planned Unit Development by adding a third access drive on Wiggins Pass Road for delivery vehicles; by modifying the transportation commitment for turn lanes; and adding deviations for additional signage and a reduction to a landscape buffer; by revising the Master Plan, and providing an effective date. The subject property, consisting of 34+/- acres, is located on the northwest corner of Wiggins Pass Road (CR 888) and Tamiami Trail North (US 41), in Section 16, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**
3. **PL20200000385 GMPA - An Ordinance of the Board of County Commissioners proposing amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan and Golden Gate Area Future Land Use Map and Map Series to add the Santa Barbara Boulevard/Golden Gate Parkway Commercial subdistrict to the Estates-Commercial district to allow up to 21,500 square feet of permitted and conditional uses in the C-3, Intermediate Commercial zoning district, and a car wash, and furthermore directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity. The subject property is 6.5± acres and located on the southwest corner of the intersection of Santa Barbara Boulevard and Golden Gate Parkway in Section 29, Township 49 South, Range 26 East, Collier County, Florida. (Companion item to PL20200000386) [Coordinator: Eric Johnson, Principal Planner]**
4. **PL20200000386, 3001 SB CPUD - An Ordinance of the Board of County Commissioners of Collier County, Florida, 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 the Estates (E) zoning district to a Commercial Planned Unit Development (CPUD) zoning district for a project known as 3001 SB CPUD. The project will allow up to 21,500 square feet of permitted and conditional uses in the C-1, Commercial Professional and General Office district, through C-3, Intermediate Commercial zoning district and a car wash, with the final mix of uses subject to a maximum traffic generation rate. The property is located on the southwest corner of the intersection of Santa Barbara Boulevard and Golden Gate Parkway in Section 29, Township 49 South, Range 26 East, Collier County, Florida, consisting of 6.4± acres; and by providing an effective date. (Companion item to GMPA-PL20200000385 Santa Barbara Boulevard/Golden Gate Parkway Commercial Subdistrict) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**

5. **PL20190001620 - GMPA - CPSS-20-2 - 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 Immokalee Road Interchange Residential Infill Subdistrict to the Urban, Mixed Use District to allow development of up to 280 multi-family rental units, of which 35 will be rent restricted as affordable. The subject property is located on the south side of Immokalee Road, approximately 1000 feet west of Juliet Boulevard, in Section 30, Township 48 South, Range 26 East, Collier County, Florida, consisting of 9.35± acres; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date (Companion to this item PL20190001600) [Coordinator: Michele Mosca, AICP, Principal Planner]**
6. **PL20190001600 PUDZ - An Ordinance of the Board of County Commissioners of Collier County, Florida 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 an Agricultural (A) zoning district to a Residential Planned Unit Development (RPUD) zoning district for the project to be known as Blue Coral Apartments RPUD, to allow development of up to 280 multi-family rental units, of which 35 will be affordable. The subject property is located on the south side of Immokalee Road, approximately 1000 feet west of Juliet Boulevard, in Section 30, Township 48 South, Range 26 East, Collier County, Florida, consisting of 9.35± acres; and by providing an effective date. (Companion to this item PL20190001620) [Coordinator: Josephine Medina, Principal Planner]**

B. Noticed

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