

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 6, 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. **March 18, 2021 CCPC Meeting Minutes**
 - B. **April 1, 2021 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. *****NOTE: This item was continued from the April 1, 2021 CCPC Meeting to the April 15, 2021 CCPC Meeting, further continued to the May 6, 2021 CCPC Meeting*** PL20190002292 RLSA- Rural Lands Stewardship Area Overlay GMPA - A Resolution of The Board of County Commissioners Proposing Amendments to The Collier County Growth Management Plan, Ordinance 89-05, as amended, relating to The Rural Lands Stewardship Area Overlay Restudy and specifically amending The Rural Lands Stewardship Area Overlay of The Future Land Use Element, to change acreages, Stewardship Credits, Development Standards, and Program Requirements; furthermore Directing Transmittal of the amendments to The Florida Department of Economic Opportunity. [Coordinator Anita Jenkins, AICP, Planning and Zoning Director]**

2. **PL2020000756 PUDZ - 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 General Commercial District (C-4) zoning district within the Immokalee Area Overlay and the Main Street Overlay Subdistrict, Wellfield Risk Management Special Treatment Overlay Zone W-3 and W-4, and Airport Overlay, to a Commercial Planned Unit Development (CPUD) zoning district within the Immokalee Area Overlay and the Main Street Overlay Subdistrict, Wellfield Risk Management Special Treatment Overlay Zone W-3 and W-4, and Airport Overlay for a project known as Immokalee 7-Eleven CPUD. The project will allow development of a gasoline service station including a food store and car wash. The property is located at the northwest corner of Main Street (SR 29) and North 9th Street, Immokalee, in Section 4, Township 47 South, Range 29 East, Collier County, Florida, consisting of +/-3.04 acres; and by providing for partial repeal of Ord. No. 94-33; and by providing an effective date. [Coordinator: Ray Bellows, AICP, Zoning Manager]**
3. *****NOTE: This item was continued from the April 1, 2021 CCPC Meeting to the April 15, 2021 CCPC Meeting, further continued to 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]**

B. Noticed

1. **PL20200002472 EXP– Stewart Materials, LLC requests approval of a commercial excavation permit to allow for the expansion of an existing commercial mine, for property located at 2315 Edwards Grove Road and described as 18 46 29 Beg at SW CNR Sec 18, N 1331.15 Ft, N 89 DEG E 2481.55 ft, S 2658.62 Ft, N 89 DEG E 84 Ft, S 1353.32 ft to PT on 1/4 Sec LI of SEC 19, TWP 46, RNG 29 N 89 DEG W 2590.55 Ft, N 2653.33 ft to POB 231.81 ac, in Sections 18 and 19, Township 46 South, Range 26 East, Collier County, Florida [PL20200002472] [Coordinator: Jaime Cook, Principal Environmental Specialist, Development Review Division]**

10. Old Business

11. New Business

- A. *****NOTE: this item was continued from the February 18, 2021 CCPC Meeting to the March 4, 2021 CCPC Meeting, to the March 18, 2021 CCPC Meeting and further continued to the May 6, 2021 CCPC Meeting***Town Plan-This is information related to the creation of an SRA Town by amending the Longwater Village SRA to add 515.1 acres to form a town SRA, which Town will also address impacts from the Rivergrass Village SRA, and the Bellmar Village SRA. No action is required other than being informed. The Board of Collier County Commissioners (BCC) will be asked to approve a Town Agreement at the May 25, 2021, BCC hearing when the Longwater Village SRA and Bellmar Village SRA petitions are also heard. [Coordinator: Thaddeus Cohen, Department Head, GMD]**

12. **Public Comment**

13. **Adjourn**