

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

April 1, 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 4, 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 February 18, 2021 CCPC Meeting to the March 4, 2021 CCPC Meeting, then to the March 18, 2021 CCPC Meeting and further continued to the April 1, 2021 CCPC Meeting*** PL20190001836 Longwater Village SRA - A Resolution of the Collier County Board of County Commissioners designating 999.81 acres within the Rural Lands Stewardship Area zoning overlay district as a Stewardship Receiving Area, to be known as the Longwater Village Stewardship Receiving Area, which will allow development of a maximum of 2,600 residential dwelling units, of which a minimum of 10% will be multi-family dwelling units, 10% will be single family detached and 10% will be single family attached or villa; an aggregate minimum of 65,000 square feet and an aggregate maximum of 80,000 square feet of neighborhood-scale commercial and office in the village center context zone and neighborhood commercial context zone; a minimum of 26,000 square feet of civic, governmental and institutional uses; senior housing including adult living facilities and continuing care retirement communities and limited to 300 units if located in the neighborhood general context zone; and 18.01 acres of amenity center site; all subject to a maximum pm peak hour trip cap; and approving the Stewardship Receiving Area credit agreement for Longwater Village Stewardship Receiving Area and establishing that 6697.76 stewardship credits are being utilized by the designation of the Longwater Village Stewardship Receiving Area. The subject property is located east of Desoto Boulevard, south of Oil Well Road and west of the intersection of Oil Well Grade Road and Oil Well Road, in Sections 22, 23, 26, 27, 34 And 35, Township 48 South, Range 28 East, Collier County, Florida. [Coordinator: Nancy Gundlach, Principal Planner]**

2. *****NOTE: this item was continued from the February 18, 2021 CCPC Meeting to the March 4, 2021 CCPC Meeting, then to the March 18, 2021 CCPC Meeting and further continued to the April 1, 2021 CCPC Meeting*** PL20190001837 Bellmar Village SRA - A Resolution of the Collier County Board of County Commissioners designating 999.74 acres within the Rural Lands Stewardship Area Zoning Overlay District as a Stewardship Receiving Area, to be known as the Bellmar Village Stewardship Receiving Area, which will allow development of a maximum of 2,750 residential dwelling units, of which a minimum of 10% will be multi-family dwelling units, 10% will be single family detached and 10% will be single family attached or villa; a minimum of 68,750 and maximum of 85,000 square feet of commercial development in the village center context zone; a minimum of 27,500 square feet of civic, governmental and institutional uses in the village center context zone; senior housing including adult living facilities and continuing care retirement communities limited to 300 units and no commercial uses in the neighborhood general context zone; and 14.86 acres of amenity center site; all subject to a maximum pm peak hour trip cap; and approving the Stewardship Receiving Area credit agreement for Bellmar Village Stewardship Receiving Area and establishing that 6742 Stewardship Credits are being utilized by the designation of the Bellmar Village Stewardship Receiving Area. The subject property is located approximately 4 miles south of Oil Well Road, east of Desoto Boulevard between 4th Avenue NE and 8th Avenue SE in Sections 2, 3, 10 and 11, Township 49 South, Range 28 East, Collier County, Florida. [Coordinator: James Sabo, Principal Planner]**
3. ***** NOTE: This item has been continued to the April 15, 2021 CCPC Meeting*** PL20190002355 - GMPT/A Immokalee Road/4th Street N.E. Mixed Use Subdistrict A Resolution of the Board of County Commissioners of Collier County, Florida proposing amendment to Ordinance No. 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the Rural Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan and the Rural Golden Gate Estates Future Land Use Map and Map Series to create the Immokalee Road/4th Street N.E. Mixed Use Subdistrict by changing the designation of the property from the Estates-Mixed Use District, Residential Estate Subdistrict to the Estates-Mixed Use District, Immokalee Road/4th Street N.E. Mixed Use Subdistrict, to allow uses permitted by right and conditional use in the General Commercial (C-4) zoning district with a total maximum intensity of up to 150,000 square feet of gross floor area of development, and a maximum of 400 residential dwelling units, and furthermore directing transmittal of the amendment to the Florida Department of Economic Opportunity. The subject property is located on the northeast corner of the intersection of Immokalee Road and 4th street NE in Section 22, Township 48 North, Range 27 East, consisting of 50.18± acres. (Companion Item PL20190002356) [Coordinator: Sue Faulkner, Principal Planner]**

4. *****NOTE: This Item has been continued to the April 15, 2021 CCPC Meeting *****
PL20190002353 GMPA - A Resolution of the Board of County Commissioners Proposing Amendments to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Estates Shopping Center Sub-district of the Estates Commercial-District of the Rural Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan and Future Land Use maps to add commercial, public, civic and institutional uses; add up to 50 residential dwelling units; reduce commercial square footage from 190,000 to 50,000; remove outdoor music prohibition; remove single commercial use and building size limitations; reduce setbacks and landscape buffer widths; and remove phasing and developer commitments; and furthermore directing transmittal of the amendment to the Florida Department of Economic Opportunity. The subject property is 41± acres and located at the northwest quadrant of Golden Gate Boulevard and Wilson Boulevard, in section 4, township 49 south, range 27 east, Collier County, Florida. [Sue Faulkner, Principal Planner]
5. *****NOTE: This item has been continued to the April 15, 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. [Anita Jenkins, AICP, Interim Planning Director]
6. *****NOTE: This item has been continued to the April 15, 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

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: Nancy Gundlach, Principal Planner]**

12. **Public Comment**

13. **Adjourn**