

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

March 18, 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. **2/18/2021 CCPC Meeting Minutes**
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 February 18, 2021 CCPC Meeting to the March 4, 2021 CCPC Meeting and further continued to the March 18, 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. **PL20180002233 – GMPA: An Ordinance of the Board of County Commissioners proposing an amendment to the Collier County Growth Management Plan, Ordinance 89-05, as amended, specifically amending the Future Land Use Element and Map Series to create the NC Square Mixed-Use Overlay on land in the Agricultural/Rural designation and Rural Fringe Mixed Use District-Receiving Lands to allow up to 44,400 square feet of commercial uses, a 12,000 square foot daycare limited to 250 students, and a maximum of 129 residential dwelling units and furthermore directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity. The subject property is 24.4± acres and located at the southwest corner of Immokalee Road and Catawba Street approximately 1.6 miles west of Wilson Boulevard in Section 29, Township 49 South, Range 27 East, Collier County, Florida. (Companion Item PL20180002234) [Coordinator: Sue Faulkner, Principal Planner]**
3. **PL20180002234 - NC Square MPUD: 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 Rural Agricultural zoning district within the Mobile Home Overlay and the Rural Fringe Mixed Use District Overlay-Receiving Lands to the Mixed Use Planned Unit Development (MPUD) within the Rural Fringe Mixed Use District Overlay-Receiving Lands for a project known as NC Square MPUD, to allow up to 44,400 square feet of commercial uses, a 12,000 square foot daycare, and a maximum of 129 dwelling units with an affordable housing agreement. The property is located at the southwest corner of Immokalee Road and Catawba Street approximately 1.6 miles west of Wilson Boulevard in Section 29, Township 48 South, Range 27 East, Collier County, Florida, consisting of 24.4± acres; and by providing an effective date. (Companion item to GMPA-PL20180002233 NC Square Mixed-Use Overlay) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**
4. **PL20160000221 - GGAMP: Recommendation to approve by Ordinance the single Petition within the 2018 Cycle Two Growth Management Plan Amendments to amend the Golden Gate Area Master Plan (GGAMP) Rural Golden Gate Estates Sub-Element and Future Land Use Map and Map Series, specifically to establish the Immokalee Road - Estates Commercial Subdistrict to allow uses permitted by right and by conditional use in the Commercial Intermediate zoning district (C-3), and select uses permitted by right and by conditional use in the General Commercial zoning district (C-4), at a maximum intensity of 200,000 square feet of gross floor area and furthermore directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity. The subject property, comprising approximately 20.00 acres, is located between 4th Street NE and Immokalee Road, immediately west of Orange Tree Boulevard, in Section 22, Township 48 South, Range 27 East. (Companion Item: PL20200000546) [Coordinator: Sue Faulkner, Principal Planner]**

5. **PL20200000546 - BCHD 1 CPUD: An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 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 Estates (E) zoning district to a Commercial Planned Unit Development (CPUD) zoning district to allow up to 200,000 square feet of commercial uses for a project to be known as BCHD I CPUD on property located approximately one-half mile north of Randall Boulevard on the west side of Immokalee Road in Section 22, Township 48 South, Range 27 East, Collier County, Florida consisting of 19.13± acres; and by providing an effective date. (Companion item to GMPA-PL20160000221, Estates Subdistrict Growth Management Amendment) [Nancy Gundlach, AICP, PLA, Principal Planner]**
6. **PL20180002327 - CU: A Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a conditional use to allow a communications tower on lands zoned Rural Agricultural (A) within the Mobile Home Overlay (MHO) and designated Rural Fringe Mixed Use-Sending Lands within the Natural Resource Protection Area Overlay and North Belle Meade Overlay in the Collier County Growth Management Plan pursuant to Sections 2.01.03.G.4.a and 2.03.08.A.4.a(3)(a) of the Collier County Land Development Code on .95± acres of a 5.0+/- acre tract located on the east side of the north-south extension of Benton Road, in Section 25, Township 49 South, Range 27 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Principal Planner]**
7. *****NOTE: This item has been continued from the February 18, 2021 CCPC Meeting to the March 4, 2021 CCPC Meeting and further continued to the March 18, 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]**

B. Noticed

10. Old Business

11. New Business

- A. ****NOTE: This item has been continued from the February 18, 2021 CCPC Meeting to the March 4, 2021 CCPC Meeting and further continued to the March 18, 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 April 27, 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