

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

February 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. **January 7, 2021 CCPC Meeting Minutes**
 - B. **January 21, 2021 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**

1. *****This item was continued from the February 4, 2021 CCPC meeting*** A Resolution of the Board of County Commissioners proposing 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 Immokalee Road Rural Village Overlay (IRRVO) on property within the agricultural, rural designation, Rural Fringe Mixed Use District, to establish 210.78± acres of Sending Lands, 1998± acres of Receiving Lands and 578.49± acres of Neutral Lands; to allow a maximum of 4042 dwelling units within the IRRVO of which a minimum of 3,000 and a maximum of 4,000 dwelling units will be located in the receiving lands; to provide for generation of transfer of development rights credits from sending lands including one credit for restoration of farm lands; to provide for uses on sending lands to include allowable uses in County preserves; to provide for uses on Neutral Lands to include uses permitted by LDC section 2.03.08.a.3 on Neutral Lands without limitation including but not limited to agricultural activities, single family dwelling units, group housing, sports and recreation camps, farm labor housing, schools and educational plants; to provide for uses on receiving lands to include a minimum of 25,000 square feet and a maximum of 125,000 square feet of civic/institutional/government uses, a minimum of 50,000 square feet and a maximum of 250,000 square feet of commercial uses permitted by right and conditional use in the General Commercial (C-4) Zoning District, with non-residential uses subject to a cap of 375,000 square feet in the receiving lands; providing for a greenbelt and native vegetation requirements; and furthermore directing transmittal of the amendment to the Florida Department of Economic Opportunity. The subject property is 2787.27± acres and located on east side of Immokalee Road, approximately two miles north of Oil Well Road. [Coordinator: James Sabo]**
2. **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]**

3. *****NOTE: This item has been continued to the March 4, 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. 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