

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 4, 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**
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 January 21, 2021 CCPC Meeting*** PL20190002416: A Resolution of the Collier County Board of County Commissioners amending the Town of Ave Maria Stewardship Receiving Area (SRA) to revise the SRA town plan and master plan in accordance with Section 4.08.07.F.4 of the Land Development Code, and specifically to: increase the civic uses from 148,500 to 350,000 square feet to accommodate a hospital use to add 40,400 square feet of mini-warehouse in Town Center 3; redesignate 5± acres of services district to Town Center 3; to add Appendix G, deviations to provide for a signage deviation for an off-premises sign outside of the SRA boundary and a maximum lot size deviation for multi-family development; and add a vehicular trip cap based on existing permitted uses. The subject property is located north of Oil Well Road and west of Camp Keais Road in Sections 31 through 33, Township 47 South, Range 29 East and Sections 4 through 9 and 16 through 18, Township 48 South, Range 29 East in Collier County, Florida. [Coordinator: James Sabo, Principal Planner]**

2. **PL20200001448 - City Gate PUDA-An Ordinance amending Ordinance No. 88-93, as amended, the City Gate Commerce Park Planned Unit Development; by increasing the development intensity for the sports complex extension lot by adding $\pm 10,000$ square feet for medical office uses for essential service personnel only; by increasing the actual height for the sports complex project and certain lots east of the FPL easement to 100 feet; by amending the development standards and deviations; by increasing the trip limitation for the sports complex extension lot; by updating the master development plan to show the current lot configuration and relocation of City Gate Boulevard South. The subject property consisting of 419.60 $\pm$ acres is located at the northeast quadrant of the intersection of I-75 and Collier Boulevard (CR 951) in Sections 35 and 36, Township 49 South, Range 26 East, in Collier County, Florida. [Companion item to City Gate DOA, PL20200002056] (Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner)**
3. **PL20200002056 - City Gate DOA, A Resolution amending Development Order 88-02, as amended, the Citygate Commerce Park Development of Regional Impact, providing for Section One: amendments to add $\pm 10,000$ square feet of medical office uses to the DRI; amendment to the master development plan; and increase the trip cap limitation; Section Two: findings of fact; Section Three: conclusions of law; Section Four: effect of previously issued development order, transmittal to the Department of Economic Opportunity and providing an effective date. The subject property consisting of 419.60+ acres is located at the northeast quadrant of the intersection of I-75 and Collier Boulevard (CR 951) in Sections 35 and 36, Township 49 South, Range 26 East, in Collier County, Florida. [Companion item to PL20200001448, City Gate PUDA] (Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner)**
4. **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 $\pm$ acres of sending lands, 1998 $\pm$ acres of receiving lands and 578.49 $\pm$ 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 4000 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 $\pm$ acres and located on east side of Immokalee Road, approximately two miles north of Oil Well Road, in sections 1 and 2, township 48 south, range 27 east, in sections 25, 35 and 36, township 47 south, range 27.**

B. Noticed

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