

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

September 16, 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. **August 19, 2021 CCPC Meeting Minutes**
6. **BCC Report - Recaps**
7. **Chairman's Report**
8. **Consent Agenda**
9. **Public Hearings**
 - A. **Advertised**
 1. **PL20200001827 PUDZ RCMA Immokalee - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 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 a Rural Agricultural (A) Zoning District within the Immokalee Area Overlay and the Wellfield Risk Management Special Treatment Overlay Zones W-1 through W-4 to a Mixed-Use Planned Unit Development (MPUD) Zoning District within the Immokalee Area Overlay and the Wellfield Risk Management Special Treatment Overlay Zones W-1 through W-4 for the project to be known as RCMA Immokalee MPUD, to allow construction of a 250 student childcare center (pre-school), 700 student school, community center and a maximum of 160 multi-family residential dwelling units on property located at the northwest quadrant of Lake Trafford Road and Carson Road, in Section 31, Township 46 South, Range 29 East, consisting of 62.22± acres; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Principal Planner]**

2. **PL20210000731 PUDA Community School of Naples - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 12-05, the Community School of Naples Community Facility Planned Unit Development (CFPUD) to add acreage and relocate; by amending Ordinance Number 2004-41, the Collier County Land Development Code, by amending the appropriate zoning atlas map or maps by changing the zoning classification of an additional 3.95± acres of land zoned Residential Single Family-3 (RSF-3) to the Community School of Naples CFPUD; by revising the development standards; by amending the master plan and revising developer commitments. The property is located on the west side of Livingston Road and north of Pine Ridge Road in Section 12, Township 49 South, Range 25 East, Collier County, Florida consisting of 77± acres; and by providing an effective date. [Coordinator: Timothy Finn, AICP, Principal Planner]**
3. **PL20190002849 GMPA -Creekside Subdistrict - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the Future Land Use Element and Future Land Use Map and Map Series to create the Creekside Commerce Park East Mixed-Use Subdistrict by changing the designation of property from Urban-Mixed Use District, Urban Residential Subdistrict to Urban-Mixed Use District, Creekside Commerce Park East Mixed-Use Subdistrict to allow 300 multi-family rental dwelling units in addition to non-residential uses. The subject property is located in the southeast quadrant of the intersection of Immokalee Road and Goodlette Frank Road in Section 27, Township 48 South, Range 25 East, consisting of 9.9± acres; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. (Companion Item PL20190002850 PUDA) [Coordinator: Sue Faulkner, Principal Planner]**
4. **PL20190002850 PUDA Creekside Commerce Park - An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2006-50, the Creekside Commerce Park Commercial Planned Unit Development (CPUD), as amended, by adding up to 300 multi-family rental dwelling units as a permitted use in the business district; adding residential development standards including a maximum height of 100 feet; and by amending the master plan. The subject multi-family property is in the southeast quadrant of the intersection of Immokalee Road and Goodlette Frank Road, consisting of 28.85± acres and the CPUD is located south of Immokalee Road and both east and west of Goodlette Frank Road in Section 27, Township 48 South, Range 25 East, Collier County, Florida; and by providing an effective date. (Companion Item PL20190002849 GMPA) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]**

5. **PL20190001333 GMPA Iglesias Pentecostes Peniel - An Ordinance of the Board of County Commissioners of Collier County, Florida amending 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 Element and Rural Golden Gate Estates Future Land Use Map and Map Series; by amending the Estates-Mixed Use District to add the 8th Street NE-22nd Avenue NE Subdistrict to allow a 100-seat church as a conditional use. The subject property consists of 5.15± acres and is located on the northwest corner of 8th Street NE and 22nd Avenue NE in Section 27, Township 48 South, Range 27 East, Collier County, Florida; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. (Companion Item PL20190001326 CU) [Coordinator: Sue Faulkner, Principal Planner]**
6. **PL20190001326 CU Iglesias Pentecostes Peniel - A resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a conditional use to allow a 100-seat church within an Estates (E) zoning district pursuant to Section 2.03.01.B.1.c.1 of the Collier County Land Development Code for a +/-5.15 acre property located on the northwest corner of 8th Street NE and 22nd Avenue NE in Section 27, Township 48 South, Range 27 East, Collier County, Florida. (Companion Item PL20190001333 GMPA) [Coordinator: Ray Bellows, AICP, Zoning Manager]**

B. Noticed

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