

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., THURSDAY, JUNE 7 , 2012, IN THE BOARD OF COUNTY COMMISSIONERS MEETING ROOM, ADMINISTRATION BUILDING, COUNTY GOVERNMENT CENTER, THIRD FLOOR, 3299 TAMIAMI TRAIL EAST, NAPLES, FLORIDA:

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 - May 3, 2012**
- 6. BCC REPORT- RECAPS**
- 7. CHAIRMAN'S REPORT**
- 8. CONSENT AGENDA ITEMS**

9. ADVERTISED PUBLIC HEARINGS

- A. *Note: This item has been continued from the May 17th CCPC meeting: This item will be heard first as an Advertised Public Hearing under agenda item 9A then will be heard as Consent immediately following as agenda item 9B:*

PUDA-PL20110001497: Bent Creek Preserve RPUD -- 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 for a project previously known as the Summit Lakes Residential Planned Unit Development (RPUD) which is henceforth to be known as the Bent Creek Preserve RPUD, to allow construction of a maximum of 450 residential dwelling units on property **located approximately one-half mile east of the intersection of Collier Boulevard (C.R. 951) and Immokalee Road (C.R. 846)** in Section 26, Township 48 South, Range 26 East, Collier County, Florida, consisting of 138.4 +/- acres; providing for the repeal of Ordinance Number 06-62, the Summit Lakes RPUD; and by providing an effective date. [Coordinator: Kay Deselem, AICP, Principal Planner]

- B. *Note: This item has been continued from the May 17th CCPC meeting: This item will be heard first as an Advertised Public Hearing under agenda item 9A then will be heard as Consent immediately following as agenda item 9B:*

PUDA-PL20110001497: Bent Creek Preserve RPUD -- 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 for a project previously known as the Summit Lakes Residential Planned Unit Development (RPUD) which is henceforth to be known as the Bent Creek Preserve RPUD, to allow construction of a maximum of 450 residential dwelling units on property **located approximately one-half mile east of the intersection of Collier Boulevard (C.R. 951) and Immokalee Road (C.R. 846)** in Section 26, Township 48 South, Range 26 East, Collier County, Florida, consisting of 138.4 +/- acres; providing for the repeal of Ordinance Number 06-62, the Summit Lakes RPUD; and by providing an effective date. [Coordinator: Kay Deselem, AICP, Principal Planner]

- C. **PUDA-PL2011-1168: Naples Reserve RPUD**, an Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 07-71, The Naples Reserve Golf Club Residential Planned Unit Development (RPUD), to remove a golf course from the RPUD; providing for amendments to permitted uses; providing for amendments to development standards; providing for amendments to master plan; providing for amendments to list of requested deviations from LDC; providing for amendments to list of developer commitments; and providing an effective date. Subject property is **located one-third of a mile north of US 41 and 1-1/2 miles east of Collier Boulevard (CR 951)** in Section 1, Township 51 South, Range 26 East, Collier County, Florida consisting of 688 +/- acres. [Coordinator: Nancy Gundlach, AICP, RLA, Principal Planner]

- D. **PUDA-PL20100001551: PARKLANDS PUD** -- 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 a Planned Unit Development zoning district to a Residential Planned Unit Development (RPUD) zoning district for the project to be known as the Parklands RPUD, to change the PUD by reducing the residential dwelling units from 1603 dwelling units to 850 residential dwelling units, increasing the preserve to 341 acres, deleting golf courses as a permitted use, revising development standards requesting deviations from the Land Development Code, and eliminating a 7.23± acre park on property **located east of Quail West and south of the Lee-Collier line** in Section 9, Township 48 South, Range 26 East, Collier County, Florida, consisting of 642.34± acres; providing for repeal of Ordinance No. 03-42; and providing an effective date (Companion to Petition DOA-PL201000001550) [Coordinator: Kay Deselem, AICP, Principal Planner].
- E. **DOA-PL20100001550: PARKLANDS DRI** A Resolution amending Development Order No. 85-4, as amended, for the Parklands Development of Regional Impact (“DRI”) by providing for Section One: Amendments to the Development Order including amendments to the Findings of Fact section to reflect changes in acreages for various components of the project and removal of conversion table; reducing the number of dwelling units from 1,603 to 850; increasing the preserve area to 341 acres, deleting golf course as a permitted use and adding a buildout date; amendments to the Conclusions of Law section amending the following subsections: Education subsection to provide for dedication instead of donation of a school site; amendments to Fire Protection subsection to remove requirement of fair share contribution to capital and operating expenses and replace with payment of impact fees; amendments to the Fiscal subsection to remove the requirement that the construction of a segment of Logan Boulevard will be at no cost to the County; amendments to the Transportation subsection to reflect removal of proportionate share requirements for off-site road segments and removal of traffic monitoring report; removal of Wastewater Management subsection; amendments to Water Supply subsection to identify water supply; amendment to re-number the Leapfrog Development subsection; amendments to the General Considerations subsection to make minor language changes and change reporting to biennial; removal of the Water Management subsection; removal of the Environmental Considerations subsection; removal of the Transportation subsection; removal of the Utilities subsection; removal of the Mosquito Control subsection; removal of Parks and Open Space subsection; removal of exemptions to subdivision regulations; Section Two: Findings of Fact: extending the buildout date to January 22, 2026; Section Three: Conclusions of Law; Section Four: Effect of Previously Issued Development Orders and Transmittal to the Department of Community Affairs; and Providing for an Effective Date. The subject property is located **east of Quail West and south of the Lee-Collier line** in Section 9, Township 48 South, Range 26 East, Collier County, Florida. [COMPANION TO: PUDA-PL20100001551: PARKLANDS PUD] [Coordinator: Kay Deselem, AICP, Principal Planner]

10. OLD BUSINESS

- A. LDC Amendments 2012 Cycle 1 [Coordinator: Caroline Cilek, Senior Planner]

11. NEW BUSINESS

12. PUBLIC COMMENT ITEM

13. DISCUSSION OF ADDENDA

14. ADJOURN

CCPC Agenda/Ray Bellows/jmp