

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., SEPTEMBER 20, 2018, 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 – August 16, 2018
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
  - A. **PL20170001733:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2005-36, the **Regal Acres Residential Planned Unit Development**, by increasing the permissible number of dwelling units from 184 to 300; 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 23.15+/- acres of land zoned rural Agricultural (A) to the Regal Acres RPUD; by revising the development standards; by amending the master plan; adding deviations; revising developer commitments and by approval of an affordable housing density bonus agreement for the added 23.15 acres that will generate 46 bonus units for low or moderate income residents. The property is **located on the west side of Greenway Road east of Collier Boulevard (C.R. 951), and north of U.S. 41**, in Section 12, Township 51 South, Range 26 East, Collier County, Florida consisting of 59.90+/- acres; and by providing an effective date. [Coordinator: James Sabo, AICP, Principal Planner]

9. ADVERTISED PUBLIC HEARINGS:

- A. **PL20160002584/CPSS-2017-1**: 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 Golden Gate Area Master Plan and Golden Gate Area Future Land Use Map by revising the conditional uses subdistrict to allow for the **construction of a church or place of worship**. The subject property is **located at the southeast corner of Golden Gate Boulevard and Collier Boulevard** in Section 11, Township 49 South, Range 26 East, consisting of 6.25 acres; and furthermore, recommending transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. (Companion to PL20160002577) [Coordinator: Sue Faulkner, Principal Planner]
- B. **PL20160002577**: A Resolution of the Board of Zoning Appeals of Collier County, Florida, providing for the establishment of a **Conditional Use to allow a Church** within the Estates Zoning District pursuant to Section 2.03.01.B.1.c.1 of the Collier County Land Development Code for property **located on the southeast corner of Golden Gate Boulevard and Collier Boulevard** in Section 11, Township 49 South, Range 26 East, Collier County, Florida. (Companion to PL20160002584/CPSS-2017-1) [Coordinator: James Sabo, AICP, Principal Planner]
- C. **PL20180000038**: 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 by adding 3.40 acres to the Mixed Use Activity Center Subdistrict Activity Center #2 and changing the designation of the property from Urban, Mixed Use District, Urban Residential Subdistrict to Urban, Commercial District, Mixed Use Activity Center Subdistrict, Activity Center #2; and furthermore, recommending transmittal of the adopted amendment to the Florida Department Of Economic Opportunity; providing for severability and providing for an effective date. The subject property consisting of  $\pm 3.4$  acres is **located on the west side of US 41, approximately 2,200 feet north of 111th Avenue** in Section 21, Township 48 South, Range 25 East, Collier County, Florida. (Companion to PL20180000037) [Coordinator: Corby Schmidt, AICP, Principal Planner]
- D. **PL20180000037**: An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance No. 99-97, **the Collier Tract 21 Planned Unit Development** by allowing automotive vehicle dealers as a principal use, allowing a hotel up to 200 rooms instead of 100 rooms, and by reducing the allowable commercial parcel by 250 square feet for each hotel room instead of 225 square feet and establishing a traffic trip cap for the commercial tract; and by providing an effective date. The commercial parcel, consisting of  $3.4\pm$  acres of the 267.44-acre PUD, is **located on the west side of US 41 and approximately 2,200 feet north of 111th Avenue** in Section 21, Township 48 South, Range 25 East, Collier County, Florida. (Companion PL20180000038/CPSS-2018-2) [Coordinator: Timothy Finn, AICP, Principal Planner]
- E. An ordinance providing for establishment of a **Water Pollution Control and Prevention Ordinance**, providing for repeal of Ordinance No. 87-79, as amended, and Resolution No. 88-311; providing for inclusion in code of laws and ordinances; providing for conflict and severability; and providing for an effective date. [Coordinator: Danette Kinaszczuk, Pollution Control Manager]

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJOURN

CCPC Agenda/Ray Bellows/jmp