

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., SEPTEMBER 19, 2019, 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 7, 2019 “Special” LDC meeting and August 15, 2019**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
9. PUBLIC HEARINGS

### A. ADVERTISED:

1. **PL20180003155:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 04-74, the **Orange Blossom Ranch Planned Unit Development (PUD)**, to increase the maximum number of dwelling units from 1600 to 1950; and providing an effective date. The subject property is **located on the north and south sides of Oil Well Road (C.R. 858) approximately one mile east of Immokalee Road (C.R. 846)** in Sections 13, 14 and 24, Township 48 South, Range 27 East, and Section 19, Township 48 South, Range 28 East, Collier County, Florida consisting of 616+/- acres. [Coordinator: James Sabo, AICP, Principal Planner]

2. **PL20180003659:** 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 Mixed Use Activity Center #16 Map by designating 10 acres in the **Courthouse Shadows Mixed-Use Planned Unit Development (MPUD) within the Bayshore/Gateway Triangle Redevelopment Overlay** eligible for residential development up to 12.8 units an acre plus a base density of 4 units an acre for the MPUD and up to 97 density pool units for the MPUD as determined by a rezone. The property is **located on the south side of US 41 and opposite Airport Pulling Road** in Sections 11, 12 And 13, Township 50 South, Range 25 East, Collier County, Florida consisting of 10 acres of a 20.35+/- acre MPUD; and by providing an effective date. (This is a companion to PL20180003658) [Coordinator Corby Schmidt, AICP, Principal Planner]
3. **PL20180003658:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 92-08, as amended, the **Courthouse Shadows Planned Unit Development** by adding 300 multi-family rental dwelling units as a permitted use in addition to the commercial development; by adding development standards for residential only buildings; by adding deviations related to the residential uses; by revising development commitments and by revising the master plan. The property is **located on the south side of US 41 and opposite Airport Pulling Road** in Sections 11, 12 and 13, Township 50 South, Range 25 East, Collier County, Florida consisting of 20.35+/- acres; and by providing an effective date. (This is a companion to PL20180003659) [Coordinator: James Sabo, AICP, Principal Planner]
4. **PL20190000044:** A Resolution of the Collier County Board of County Commissioners designating 999.96 acres within the Rural Lands Stewardship Area Zoning Overlay District as a Stewardship Receiving Area, to be known as the **Rivergrass Village Stewardship Receiving Area**, which will allow development of a maximum of 2,500 residential dwelling units; a maximum of 80,000 square feet of neighborhood commercial in the village center and a minimum of 60,000 square feet of neighborhood commercial in the village center; a minimum of 25,000 square feet of civic, governmental and institutional uses; senior housing including adult living facilities and continuing care retirement communities subject to a floor area ratio of 0.45 in place of a maximum square footage; and an 18 hole golf course; all subject to a maximum PM peak hour trip cap; and approving the Stewardship Receiving Area credit agreement for Rivergrass Village Stewardship Receiving Area and establishing that 5877.44 stewardship credits are being utilized by the designation of the Rivergrass Village Stewardship Receiving Area. The subject property is **located south of 45th Avenue NE and north of 26th Avenue NE, all east of Desoto Boulevard** in Sections 10, 14, 15, 22, 23, and 27, Township 48 South, Range 28 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, Principal Planner]

B. NOTICED:

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJOURN

CCPC Agenda/Ray Bellows/jmp