

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., OCTOBER 3, 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 – **September 5, 2019**
6. BCC REPORT- RECAPS
7. CHAIRMAN'S REPORT
8. CONSENT AGENDA
9. PUBLIC HEARINGS

A. ADVERTISED:

NOTE: This item has been continued from the September 19, 2019 CCPC meeting:

1. **PL2019000044:** 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]

ORDER OF REVIEW

(CCPC questions upon completion of each report/section)

- i. APPLICANT PRESENTATION
- ii. TRAFFIC REPORT
- iii. ECONOMIC REPORT
- iv. ENVIRONMENTAL REPORT
- v. SRA DOCUMENT
- vi. STAFF REPORT
- vii. LDC/GMP LANGUAGE
- viii. PUBLIC COMMENT
- ix. CCPC COMMENTS
- x. REBUTTAL
- xi. CCPC RECCOMENDATION

Note: This item has been continued from the September 5, 2019 CCPC meeting:

2. **PL20180002804:** 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 to amend the Urban Mixed Use Activity Center #7 to allow up to 265 multi-family residential rental dwelling units in the **Hammock Park Mixed-Use Planned Unit Development** in addition to commercial development and providing for transmittal of the amendment to the Florida Department of Economic Opportunity. The subject property is 19 acres and **located at the northeast corner of Rattlesnake Hammock Road and Collier Boulevard** in Section 14, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Sue Faulkner, Principal Planner]
3. **PL20190001213:** An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 17-45, as amended, the **Logan/Immokalee Commercial Planned Unit Development (CPUD)**, to increase the maximum allowable size of a dry cleaning plant from 1,500 square feet to 2,500 square feet; and providing for an effective date, for property **located on the southeast corner of Immokalee Road and Logan Boulevard**, in Section 28, Township 48 South, Range 26 East, Collier County, Florida, consisting of 18.6+/- acres. [Coordinator: Nancy Gundlach, AICP, Principal Planner]

Note: This item is being continued to the November 7, 2019 CCPC meeting:

4. **PL20190000983:** A Resolution relating to the Capital Improvement Element of the Collier County Growth Management Plan, Ordinance 89-05, as amended, providing for the annual update to the schedule of capital improvement projects, within the Capital Improvement Element of the Collier County Growth Management Plan based on the **2019 Annual Update and Inventory Report on public facilities (AUIR)**, and including updates to the 5-year schedule of capital projects contained within the Capital Improvement Element (for fiscal years 2020 – 2024) and the schedule of capital projects contained within the Capital Improvement Element for the future 5-year period (for fiscal years 2025 – 2029), providing for severability, and providing for an effective date. [Coordinator: Corby Schmidt, AICP, Principal Planner]

B. NOTICED:

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJOURN

CCPC Agenda/Ray Bellows/jmp