

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., OCTOBER 31, 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 – October 3, 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 5, 2019 CCPC meeting, October 3, 2019, and the October 31, 2019 CCPC meeting:**

1. **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]

***Note: This item has been continued from the October 17, 2019, CCPC meeting:***

2. **PL20190002899:** An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 92-43, as amended by Ordinance Number 92-77, and amending Ordinance Number 2004-41, as amended, the Collier County Land Development Code which includes 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 Residential Multifamily (RMF-16(8)) zoning district to a Residential Planned Unit Development (RPUD) zoning district, to allow for development of up to 526 multi-family dwelling units, two family attached and townhouse residential dwelling units, or 265 single family dwelling units or any combination of dwelling unit types subject to a traffic cap for a project to be known as **Enbrook RPUD**; and by eliminating the 100-foot wide greenbelt along the entire east and south property lines and eliminating the two story height limitation described in Ordinance No. 92-43 and Ordinance No. 92-77 for the Royal Fakapalm Planning Community; and providing an effective date. The subject property consisting of 65.88 acres is **located on the south side of Manatee Road approximately 1500 feet east of Collier Boulevard**, in Section 10, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, Principal Planner]

***Note: This item has been continued from the October 17, 2019, CCPC meeting:***

3. **PL20190001138:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 85-83, an Ordinance amending No. 85-21, which amended No. 77-48, the Lely Barefoot Beach Planned Unit Development (PUD); by amending Section III, platted Lely Barefoot Beach Unit #1 blocks A through K, low density single family residential, to clarify that the replat of Block E known as platted Barefoot Estates remains part of this section; by amending section 9.4.7 maximum height for Tract D to increase the height from two stories above minimum base flood elevation to three habitable floors; and by providing an effective date. The subject property known as the **Barefoot Estates subdivision and Lely Barefoot Beach Unit Two subdivision** is **located south of Bonita Beach Road** in Section 6, Township 48 South, Range 25 East in Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, Principal Planner]

***Note: This item has been continued from the October 17, 2019, CCPC meeting:***

4. **PL20190000479:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2006-61, as amended, which rezoned the subject property to a Residential Multi-Family-6 (RMF-6) Zoning District with conditions, in order to remove a condition of approval relating to affordable housing contributions and amend a condition of approval relating to restrictions on the issuance of Certificates of Occupancy until the roadway connection from Whippoorwill Lane to Livingston Road is fully operational, for property **located approximately 3,500 feet south of Pine Ridge Road**, in Section 18, Township 49 South, Range 26 East, Collier County, Florida, consisting of 10+/- acres; and by providing an effective date. [Coordinator: James Sabo, AICP, Principal Planner]

**Note: This item has been continued from the October 17, 2019, CCPC meeting:**

5. **PL20170003337/CPSS-2017-2:** 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 **Orange Blossom Mixed Use Subdistrict** to allow 30,000 square feet of uses ancillary to a church in addition to 15,000 square feet of retail and 10,000 square feet of office uses on the 4.52 acres north of Orange Blossom Drive and establish landscape buffer requirements. The subject property is **located on the northeast corner of the intersection of Airport Pulling Road and Orange Blossom Drive** in Section 1, Township 49 South, Range 25 East, consisting of 4.52 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. (This is a companion to PL20180002107) [Coordinator: Corby Schmidt, AICP, Principal]

**Note: This item has been continued from the October 17, 2019, CCPC meeting:**

6. **PL20180002107:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2003-41, the **Longview Center Planned Unit Development (PUD)**, as amended, and 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 5.16 acres of land presently zoned Rural Agricultural to incorporate the parcel into the Longview Center PUD for a total PUD size of 19.9± acres; to allow church and institutional uses on the 5.16 acre Church Tract; to allow, on the 4.52 acre North Tract, 30,000 square feet of uses ancillary to a church, including but not limited to classrooms for religious instruction and continuing education, offices, a multi-purpose building with kitchen, meeting rooms, indoor recreation facilities for church members and community gardens; or to allow on the 4.52 acre North Tract 10,000 square feet of retail uses and 15,000 square feet of office uses; to add a new Exhibit A-1 Master Plan detail for the North Tract and Church Tract; to amend development standards applicable to the North Tract and establish development standards applicable to the Church Tract; and, to update code citations and nomenclature. The subject property is **located on the northeast corner and southeast corner of the intersection of Airport Pulling Road and Orange Blossom Drive** in Section 1, Township 49 South, Range 25 East, Collier County, Florida, consisting of 19.9+/- acres; and by providing an effective date. (This is a companion to PL20170003337/CPSS-2017-2) [Coordinator: Nancy Gundlach, AICP, Principal Planner]

**Note: This item has been continued from the October 17, 2019, CCPC meeting:**

7. **PL20180002258/CPSP-2018-5:** An Ordinance amending Ordinance 89-05, as amended, the Collier County Growth Management Plan of the unincorporated area of Collier County, Florida, relating to the Immokalee Area Master Plan Restudy specifically amending the **Immokalee Area Master Plan Element and Immokalee Future Land Use Map**; directing transmittal of the adopted amendments to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. [Coordinator: Corby Schmidt, AICP, Principal Planer]

B. NOTICED:

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJOURN

CCPC Agenda/Ray Bellows/jmp