

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., FEBRUARY 20, 2020, 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 – **January 16, 2020**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
9. PUBLIC HEARINGS

A. ADVERTISED:

**Note: This item has been continued from the January 16, 2020 CCPC meeting, and the February 6, 2020 CCPC meeting:**

1. **PL20190000259:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 82-49, as amended, the **ShadowWood Planned Unit Development (PUD)**, to redesignate 4± acres of land from Tract C, private air park district, to Tract E, residential development; by adding the development standards for Tract E; by amending the master plan to add 3 access points to provide ingress and egress to Tract E including access to Polly Avenue, Atkins Road and Whitaker Road; by removing a requirement that all access roads to the PUD are private roads; and by revising developer commitments. The subject property consisting of 77.99± acres is part of the 168.1-acre PUD **located at Wing South Air Park, east of Santa Barbara Boulevard between Davis Boulevard and Rattlesnake-Hammock Road**, in Section 16, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Tim Finn, AICP, Principal Planner]
  
2. **PL20180003276:** A Resolution of the Board of Zoning Appeals of Collier County, Florida granting a parking exemption under Land Development Code Section 4.05.02.K.3 to allow **off-site parking for a fast-food restaurant** on a contiguous lot zoned Residential-Single-Family-5 (RSF-5). The subject property is **located on the southeast corner of Immokalee Drive and State Road 29 in Immokalee**, in Section 4, Township 47 South, Range 29 East, Collier County, Florida. [Coordinator: Tim Finn, AICP, Principal Planner]
  
3. **PL20180003748:** A Resolution of the Board of Zoning Appeals of Collier County, Florida, relating to Petition Number VA-PL20180003748, for a variance from Section 4.02.01 A., Table 2.1 of the Collier County Land Development Code to reduce the minimum side yard setback on the west side from 7.5 feet to 4.71 feet for an existing pool. The property is described as Lot 1 and the east half of Lot 2, Block 28, Naples Park Unit No. 3, also described as **699 99th Ave. N.**, in Section 28, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Tim Finn, AICP, Principle Planner]
  
4. **PL20190001940:** A Resolution of the Board of Zoning Appeals of Collier County, Florida, relating to Petition Number VA-PL20190001940, for a variance from Section 4.02.01.A., Table 2.1 of the Collier County Land Development Code to reduce the minimum front yard setback from 25 feet to 24.99 feet, and to reduce the minimum rear yard setback from 20 feet to 14.61 feet for an existing single family home, and a variance from Section 4.02.01.D.8 of the Land Development Code to increase the maximum allowable roof overhang from 3 feet to 3.51 feet. The property is described as Lot 3, Block 6, Avalon Estates Unit No. 1, also described as **4704 Acadia Lane**, in Section 13, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Sr. Planner]

5. **PL20180002792:** 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 amending the Urban Commercial District to add the **Vanderbilt Beach Commercial Tourist Subdistrict** to allow development of up to 17 hotel and motel units and 7,000 square feet of C-3, commercial intermediate commercial uses. The subject property is **located at the northeast corner of the intersection of Gulf Shore Drive and Southbay Drive** in Section 32, Township 48 South, Range 25 East, consisting of .62± acres; and furthermore, directing transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. (Companion PL20180002793) [Coordinator: Sue Faulkner, Principal Planner]
6. **PL20180002793:** 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 by changing the zoning classification of the herein described real property from a Commercial Intermediate District (C-3) zoning district within the **Vanderbilt Beach Residential Tourist Overlay (VBRTO) to a Commercial Planned Unit Development (CPUD) zoning district for the project to be known as Vanderbilt Inn Commercial Planned Unit Development CPUD**, to allow up to 17 hotel and motel units and 7,000 square feet of commercial development on property located on the northeast portion of the intersection of Gulf Shore Drive and South Bay Drive, approximately 400 feet north of Vanderbilt Beach Road, in Section 32, Township 48 South, Range 25 East, consisting of .62± acres; and by providing an effective date. (Companion: PL20180002792) [Coordinator: James Sabo, AICP, Principal Planner]
7. **PL20180000622:** A Resolution of the Collier County Board of County Commissioners designating 642.52 acres within the Rural Lands Stewardship Area Zoning Overlay District as a Stewardship Receiving Area, to be known as the **Hyde Park Village Stewardship Receiving Area**, which will allow development of a maximum of 1,800 residential dwelling units, of which a minimum of 300 and a maximum of 1000 will be multi-family dwelling units; a minimum of 45,000 square feet of commercial development in the Village Center Context Zone; a minimum of 18,000 square feet of civic, governmental and institutional uses in the Village Center Context Zone; assisted living facilities subject to a floor area ratio in place of the square footage cap in the Village Center Context Zone; a maximum of 10,000 square feet for any recreation buildings in the Neighborhood General Context Zone and a maximum of 5,000 square feet for any recreation buildings in the Neighborhood Edge Context Zone; a maximum of 30,000 square feet of wellness and commercial development in the Village Amenity and Wellness Center Context Zone; all subject to a maximum pm peak hour trip cap; and approving the Stewardship Receiving Area credit agreement for Hyde Park Village Stewardship Receiving Area and establishing that 3548.24 stewardship credits are being utilized by the designation of the Hyde Park Village Stewardship Receiving Area. The subject property is **located north of Oil Well Road and east of the future Big Cypress** in Section 16, Township 48 South, Range 28 East, Collier County, Florida. [Coordinator: Tim Finn, AICP, Principal Planner]

B. NOTICED:

10. NEW BUSINESS
11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJOURN

CCPC Agenda/Ray Bellows/jmp