

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., August 6, 2020, IN THE BOARD OF COUNTY COMMISSIONERS MEETING ROOM, ADMINISTRATION BUILDING, COUNTY GOVERNMENT CENTER, THIRD FLOOR, 3299 TAMIAMI TRAIL EAST, NAPLES, FLORIDA:

AS PART OF AN ONGOING INITIATIVE TO PROMOTE SOCIAL DISTANCING DURING THE COVID-19 PANDEMIC, THE PUBLIC WILL HAVE THE OPPORTUNITY TO PROVIDE PUBLIC COMMENTS REMOTELY, AS WELL AS IN PERSON, DURING THIS PROCEEDING. INDIVIDUALS WHO WOULD LIKE TO PARTICIPATE REMOTELY, SHOULD REGISTER AT <https://bit.ly/August6CCPCSpeakerRegistration> ANY TIME AFTER THE AGENDA IS POSTED ON THE COUNTY WEBSITE WHICH IS 6 DAYS BEFORE THE MEETING OR THROUGH THE LINK PROVIDED ON THE FRONT PAGE OF THE COUNTY WEBSITE AT www.colliercountyfl.gov. INDIVIDUALS WHO REGISTER WILL RECEIVE AN EMAIL IN ADVANCE OF THE PUBLIC HEARING DETAILING HOW THEY CAN PARTICIPATE REMOTELY IN THIS MEETING. FOR ADDITIONAL INFORMATION ABOUT THE MEETING, PLEASE CALL THOMAS CLARKE AT (239) 252-2526 OR EMAIL TO:

CCPCRemoteParticipation@CollierCountyFL.gov.

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 - June 11, 2020 and June 16, 2020 meeting minutes were approved at the July 2, 2020 meeting but were not listed on that Agenda.
(This is for administrative purposes only)
6. BCC REPORT- RECAPS

7. CHAIRMAN'S REPORT

8. CONSENT AGENDA

9. PUBLIC HEARINGS

A. ADVERTISED:

1. **PL2016000221**-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 Golden Gate Area Master Plan and Golden Gate Area Future Land Use Maps to **add the Immokalee Road-Estates Commercial Subdistrict** to the Estates-Commercial District, to allow uses permitted by right and conditional use in the General Commercial (C-4) zoning district with a total maximum intensity of 200,000 square feet of gross floor area, and furthermore recommending transmittal of the amendment to the Florida Department Of Economic Opportunity. The subject **property is 20± acres and located on the west side of Immokalee Road, approximately one-half mile north of Randall Boulevard**, in Section 22, Township 48 South, Range 27 East, Collier County, Florida. (Transmittal Hearing) [Coordinator: Corby Schmidt, AICP, Principal Planner]
2. **PL20180002804**-An Ordinance of the Board of County Commissioners **amending Ordinance 89-05**, as amended, the Collier County Growth Management Plan, 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 furthermore directing transmittal of the adoption amendment to the Florida Department Of Economic Opportunity. The subject **property is located at the northeast corner of Rattlesnake Hammock Road and Collier Boulevard**, in Section 14, Township 50 South, Range 26 East, Collier County, Florida, consisting of 19.13± acres. [PL20180002804] Transmittal Hearing (**Companion to PL20180002813**) [Coordinator: Sue Faulkner, Principal Planner] PL20180003511: A Resolution of the Board of Zoning Appeals of Collier County, Florida
3. **MPUD-PL20180002813**-An Ordinance of the Board of County Commissioners of Collier County, Florida **amending Ordinance Number 07-30, the Hammock Park Commerce Centre** Commercial Planned Unit Development (CPUD), to **allow up to 265 multi-family rental dwelling units plus 148,500 square feet of commercial development** as an alternative to 160,000 square feet of retail and office currently allowed; by changing the name of the CPUD from Hammock Park Commerce Centre to the Hammock Park Mixed-Use Planned Unit Development (MPUD); by revising the development standards; by **amending the Master Plan and revising developer commitments**. The subject **property is located at the northeast corner of Rattlesnake Hammock Road and Collier Boulevard** in Section 14, Township 50 South, Range 26 East, Collier County, Florida, consisting of 19.13± acres; and by providing an effective date. (**Companion to PL20180002804**) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]
4. **PL20190002017**-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 **changing the designation of property from the Urban Designation, Urban Mixed Use District, Residential Subdistrict and the Agricultural/Rural Designation, Rural Fringe Mixed Use District-Sending Lands to the Urban Designation, Commercial District, Interchange Activity Center #9 to allow construction of commercial and industrial development**. The subject **property is located on the North side of Beck Boulevard near the terminus of Beck Boulevard** in Sections 35 and 36, Township 49 South, Range 26 East, and Sections 1 and 2, Township 50 South, Range 26 East, consisting of 3.43 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 PL20190002018**) [Coordinator: Sue Faulkner, Principal Planner]

5. **PL20190002018 - 3205 BECK BOULEVARD REZONE:** An Ordinance of the Board of County Commissioners of Collier County, Florida **amending Ordinance No. 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 an Agricultural (A) zoning district and an Agricultural zoning district with a Rural Fringe Mixed Use District-Sending Lands zoning overlay (A-RFMUD-Sending Lands) **to an Industrial (I) zoning district for the property located on the north side of Beck Boulevard near the terminus of Beck Boulevard** in Sections 35 and 36, Township 49 South, Range 26 East, and Sections 1 and 2, Township 50 South, Range 26 East, consisting of 3.43 acres; providing for partial repeal of Ordinance No. 92-56, a conditional use for a telecommunication tower, and by providing an effective date **(Companion to PL20190002017)**. [Coordinator: Raymond Bellows, Planning Manager]

6. **PL20190002553-A Resolution of the Collier County Planning Commission for an insubstantial change to Ordinance Number 16-03, the Rockedge Planned Unit Development** by revising the Master Plan to relocate and reconfigure the recreational area tract, the residential tract, the water management lake tracts, the internal roadway network, and the future bicycle and pedestrian interconnection; and by removing a development standard related to providing a wall on the southern boundary of the recreational tract. **The property is located near the northeast corner of the intersection of Sabal Palm Road and Collier Boulevard** in Section 23, Township 50 South, Range 26 East, Collier County, Florida, consisting of 106.44+/- acres. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]

7. *****This item was continued from the June 16, 2020 meeting and the July 16, 2020 meeting; and is further continued to the August 20, 2020 meeting, at the petitioner's request.***** **PL20190001052**-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 to allow an air curtain incinerator as a conditional use in the Rural Fringe Mixed Use District-Receiving Lands. The subject property is located east of the Naples Landfill, north of I-75 in Section 31, Township 49 South, Range 27 East, Collier County, Florida, consisting of 3 acres of the 28.76± acre property; 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 to PL20190000948)** [Coordinator: Corby Schmidt, AICP, Principal Planner]

8. *****This item was continued from the June 16, 2020 meeting and the July 16, 2020 meeting; and is further continued to the August 20, 2020 meeting, at the petitioner's request.***** **PL20190000948**-A Resolution of the Board of Zoning Appeals of Collier County, Florida, amending Resolution No. 11-149 which provided for the establishment of a conditional use to allow a collection and transfer site for resource recovery within an Agricultural (A) zoning district, and within the Rural Fringe Mixed Use District Sending Lands Zoning Overlay and within the North Belle Meade Zoning Overlay, pursuant to Subsection 2.03.01.A.1.c.12 of the Collier County Land Development Code, to allow an air curtain incinerator as an accessory use to the collection and transfer site for resource recovery use on 3± acres of the 28.76± acre property located east of the Naples Landfill, north of I-75 in Section 31, Township 49 South, Range 27 East, Collier County, Florida. **(Companion PL20190001052)** [Coordinator: Nancy Gundlach, Principle Planner, AICP, Planner]

9. ***** This item was continued from the July 16, 2020 CCPC meeting and is further continued to the August 20, 2020 CCPC Meeting.***** **PL20190000850**-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 Map series by amending the Urban Commercial District to add the Bay House Campus Commercial Subdistrict to allow development of up to 160 hotel rooms and assisted living facilities at a floor area ratio of .45, and up to 400 seats of Restaurant uses. The subject property is located in the Northwest quadrant of the intersection of Tamiami Trail North, and Walkerbilt Road in Section 21, Township 48 South, Range 25 East, Collier County, Florida, consisting of 8.97± acres. [Coordinator: Sue Faulkner, Principal Planner] (Adoption Hearing) **(Companion to PL20190000)**

10. ***** This item was continued from the July 16, 2020 CCPC meeting and is further continued to the August 20, 2020 CCPC Meeting.*** CPUD-PL20190000154**-An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 13-65, the Bay House Campus Commercial Planned Unit Development, to increase the maximum number of hotel units from 50 to 160; to increase the height of principal structures to 75 feet zoned and 90 feet actual; to add assisted living facilities at a floor area ratio of .45 as a permitted use in addition to the allowed 400 seats of restaurant/cocktail lounge uses and accessory uses to hotel and restaurant uses on property located in the northwest quadrant of the intersection of Tamiami Trail North and Walkerbilt Road in Section 21, Township 48 South, Range 25 East, Collier County, Florida, consisting of 8.67 +/- acres; and by providing an effective date. **(Companion PL20190000850)** [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]

11. *****This item was continued from the July 16, 2020 CCPC meeting and is further continued to the August 20, 2020 CCPC Meeting.*** PL20190000454:** 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 Map Series by amending the Urban Commercial district to add the Germain Immokalee Commercial subdistrict to allow development of up to 80,000 square feet of C-1, commercial professional and general office district and luxury automobile dealership uses. The subject property is located on the south side of Immokalee Road, approximately .6 miles west of I-75, in Section 30, Township 48 South, Range 26 East, Collier County, Florida, consisting of 8.97± acres. **(Companion to PL20190000451)** [Coordinator: Sue Faulkner, Principal Planner]

12. *****This item was continued from the July 16, 2020 CCPC meeting and is further continued to the August 20, 2020 CCPC Meeting.*** PL20190000451**-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 an Agricultural (A) zoning district to a Commercial Planned Unit Development (CPUD) zoning district for the project to be known as Germain Immokalee CPUD, to allow a new and used automotive dealership up to 80,000 square feet on the property located on the south side of Immokalee Road approximately 0.6 miles west of Interstate 75, in Section 30, Township 48 South, Range 26 East, consisting of 8.97± acres; and by providing an effective date. **(Companion to PL20190000454)** [Coordinator: Tim Finn, AICP, Principal Planner]

B. NOTICED:

10. NEW BUSINESS
11. OLD BUSINESS
12. PUBLIC COMMENT
13. ADJOURN

CCPC Agenda/Ray Bellows/dl