

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., August 20, 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/August20CCPCSpeakerRegistration>

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](http://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](mailto: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 – **July 2, 2020**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
9. PUBLIC HEARINGS

A. ADVERTISED:

1. **\*\*\* Note: 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. (Companion to PL20190000154) [Coordinator: Sue Faulkner, Principal Planner] (Adoption Hearing)
2. **\*\*\* Note: 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]
3. **\*\*\*Note: 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]
4. **\*\*\*Note: 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]
5. **\*\*\*This item was continued from the June 16, 2020 meeting and the July 16, 2020 meeting and the August 20, 2020 meeting; and is further continued to the September 17, 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]

6. **\*\*\*This item was continued from the June 16, 2020 meeting and the July 16, 2020 meeting and the August 20, 2020 meeting; and is further continued to the September 17, 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]
  
7. **\*\*\*Note: This Agenda Item was continued from the August 6, 2020 CCPC Meeting and the August 20, 2020 meeting; and is further continued to the September 17, 2020, at the petitioner's request.\*\*\*** PL20160000221-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]

B. NOTICED:

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

CCPC Agenda/Ray Bellows/dl