

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., NOVEMBER 5, 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/Nov5CCPCSpeakerRegistration> 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: thomas.clarke@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 **9/25/2020, 10/1/2020, 10/8/2020 and 10/15/2020**
6. BCC REPORT- RECAPS
7. CHAIRMAN'S REPORT
8. CONSENT AGENDA
9. PUBLIC HEARINGS
 - A. ADVERTISED:

1. *****Note: This item was continued from the October 1, 2020 CCPC meeting to the October 15, 2020 CCPC meeting and further continued to the November 5, 2020 CCPC meeting*****
PL20190000696 **GMPA – Vanderbilt Beach Road Mixed-Use Subdistrict - 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 mixed use district, residential subdistrict to add the Vanderbilt Beach Road Mixed-Use Subdistrict to allow construction of up to 172 multifamily dwelling units and/or hotel rooms/suites, but no less than 40 residential units, and 10,000 square feet of C-3, commercial intermediate commercial uses, and a marina and a ship store. The subject property is located at the northeast corner Of the intersection of Gulf Shore Drive and Vanderbilt Beach Road in section 32, township 48 south, range 25 east, consisting of 5.42 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 Item PL20190000697) [Coordinator: Corby Schmidt, Principal Planner]**

2. *****Note: This item was continued from the October 1, 2020 CCPC meeting to the October 15, 2020 CCPC meeting and further continued to the November 5, 2020 CCPC meeting*****
PL20190000697 **PUDZ -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 to a Mixed Use Planned Unit Development (MPUD) zoning district for the project to be known as One Naples MPUD, to allow construction of up to 172 multi-family dwelling units and/or hotel rooms/suites, but no less than 40 residential units, up to 208 feet in height including a parking deck, and 10,000 square feet of C-3, commercial intermediate commercial uses, and a marina and a ship store. The subject property is located at the northeast corner of the intersection of Gulf Shore Drive and Vanderbilt Beach Road in Section 32, Township 48 South, Range 25 East, consisting of 5.42 ± acres; and by providing an effective date. (Companion Item PL20190000696) [Coordinator: James Sabo, Principal Planner]**

3. *****Note: This item was continued from the October 15, 2020 CCPC meeting.*****
PL20180002233 **GMPA 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 and Map Series to create the NC Square Mixed-Use Overlay on land in the Agricultural/Rural designation and Rural Fringe Mixed Use District-Receiving Lands Overlay to allow up to 44,400 square feet of commercial uses, a 12,000 square foot daycare limited to 250 students, and a maximum of 129 residential dwelling units and furthermore providing for transmittal of the amendment to the Florida Department of Economic Opportunity. The subject property is 24.4 acres and located at the northwest corner of Immokalee Road and Catawba Street approximately 1.6 miles west of Wilson Boulevard in Section 29, Township 49 South, Range 27 East, Collier County, Florida. [Coordinator: Corby Schmidt, Principal Planner]**

4. *****Note: This item was continued from the October 15, 2020 CCPC meeting*****
PL20190002305 - MPUD (PUDR) Sabal Bay- Fleischmann Parcel An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 05-59, as amended, the Sabal Bay Mixed Use Planned Unit Development, and amending Ordinance No. 2004-41, the Collier County Land Development Code, by amending the appropriate zoning atlas map or maps by changing the zoning classification of an additional 102.49± acres of land zoned Rural Agricultural (A), Rural Agricultural with a Special Treatment overlay (A-ST), Residential Single Family-Three (RSF-3) and Residential Single Family-Three with a Special Treatment overlay (RSF-3-ST) to the Sabal Bay Mixed Use Planned Unit Development (MPUD); by amending the PUD document and master plan to add 102.49± acres designated as Tract R9 for residential development; to add 230 dwelling units for a total of 2,229 dwelling units in the MPUD; to revise the master plan and conceptual water

management plan; and to add a master site plan for the R9 Tract. The **subject property is located south of Thomasson Drive, south and west of U. S. 41, north and west of the Wentworth PUD, and east of the Naples Bay Intercoastal Waterway** in Sections 23, 24, 25, 26 and 36, Township 50 South, Range 25 East, and Section 19, Township 50 South, Range 26 East, Collier County, Florida, consisting of 2,518.98+/- acres; and providing an effective date. [Coordinator: Ray Bellow, Planning Manager]

5. *****Note: This item is continued to the November 19, 2020 CCPC Meeting*** PL20200000564 PUDA** - An Ordinance of the Board of County Commissioners of Collier County, Florida amending **Ordinance Number 05-46, the Bembridge Emergency Services Complex Community Facility Planned Unit Development (CFPUD) and Residential Planned Unit Development (RPUD), to redesignate 5.11± acres of land from Tract A to Tract A-1; to increase the residential density from 6 to 16 units/acre for a maximum of 82 residential units on Tract A-1, using the affordable housing density bonus and to amend the master plan;** and providing an effective date. The subject property consists of 39.82± acres and is located east of Santa Barbara Boulevard, north of Davis Boulevard (SR 84) in Section 4, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Principal Planner]

6. *****Note: This item is continued to the November 19, 2020 CCPC meeting*** PL20190000808 CU** - A Resolution of the Board of Zoning Appeals of Collier County, Florida amending Resolution No. 03-332, which established a **conditional use for earthmining, to expand the conditional use for earthmining** pursuant to Section 2.03.01.A.1.c.1 of the Collier County Land Development Code by **adding 231.73± acres and revising the conditions of approval for the property located in the Agricultural (A) zoning district within the Mobile Home Overlay (MHO) and the Rural Lands Stewardship Area Overlay (RLSAO), for a total of 450.7± acres.** The property is located on the west side of SR 29 North, south of SR 82 in the Immokalee Planning Area in Sections 18 And 19, Township 46 South Range 26 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Principal Planner]

7. *****Note: This item is continued to the November 19, 2020 CCPC meeting*** PL20190002105 CU** A Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the **establishment of a conditional use to allow a horticultural waste facility for the collection, transfer, processing, and reduction of solid waste with the accessory use of incidental retail sale of processed horticultural material within an Agricultural (A) Zoning District with a Rural Fringe Mixed Use Overlay-Receiving Lands (RFMUO-Receiving Lands),** pursuant to Section 2.03.08.A.2.a.(3)(c)iv of the Collier County Land Development Code for a ±16.43-acre property located on the northeast corner of the intersection of Tamiami Trail East (U.S. 41) and Riggs Road, approximately five miles east of Collier Boulevard (C.R. 951), in Section 20, Township 51 South, Range 27 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Principal Planner]

B. NOTICED:

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