

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., NOVEMBER 19, 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/Nov19CCPCSpeakerRegistration> 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
 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 15, 2020 CCPC meeting to the November 5, 2020 CCPC meeting and further continued to the November 19, 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]

2. ****Note: This item was continued from the October 15, 2020 CCPC meeting to the November 5, 2020 CCPC meeting and further continued to the November 19, 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]

3. ****Note: This item was continued from the November 5, 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]

4. ****Note: This item was continued from the November 5, 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]

5. *****Note: This item was continued from the November 5, 2020 CCPC meeting.*****
PL2020000564 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. **PL20190002680 - Safety Service Facility Golden Gate and DeSoto Blvd (CU)** - A Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the **establishment of a conditional use to allow a government safety service facility for fire and emergency medical services within the Estates (E) Zoning District with a Wellfield Risk Management Special Treatment Overlay Zone W-4 (ST/W-4)**, pursuant to Sections 2.03.01.B.1.c.8 and 2.01.03.G.1.e of the Collier County Land Development Code for a **5.46+/- acre property located at the southwest corner of the intersection of Golden Gate Blvd. East and DeSoto Blvd.** in Section 9, Township 49 South, Range 28 East, Collier County, Florida. [Coordinator: Ray Bellows, Zoning Manager]

7. *****Note: This Item will not be heard before 5:05 pm***** An Ordinance of the Board of County Commissioners of Collier County, Florida, Amending Ordinance Number 04-41, as amended, the Collier County Land Development Code, which includes the comprehensive land regulations for the unincorporated area of Collier County, Florida, **to allow Communication Towers as a Conditional Use in the Estates (E) Zoning District, to clarify that Cluster Development for Affordable Housing does not require Conditional Use approval in the RMF-6 Zoning District and to create Alternative Design Standards for Housing that is Affordable, to modify setback requirements for Public Utility Ancillary Systems enclosures, and to Correct Citations and Update Text**, by providing for: Section One, Recitals; Section Two, Findings Of Fact; Section Three, Adoption Of Amendments To The Land Development Code, more specifically amending the following: Chapter One-General Provisions, Including Section 1.08.02 Definitions; Chapter Two – Zoning Districts And Uses, Including Section 2.03.01 Agricultural Districts, Section 2.03.02 Residential Zoning Districts, Section 2.03.03 Commercial Zoning Districts, Section 2.03.05 Civic and Institutional Zoning Districts, Section 2.03.07 Overlay Zoning Districts, Section 2.03.08 Rural Fringe Zoning Districts; Chapter Four – Site Design And Development Standards, Including Section 4.02.04 Standards For Cluster Residential Design, Section 4.02.06 Standards For Development Within The Airport Overlay (APO), Adding New Section 4.02.39 Design Deviations For Housing That Is Affordable; Chapter Five – Supplemental Standards, Including Section 5.05.09 Communication Towers, Section 5.05.12 Specific Standards For Public Utility Ancillary Systems In Collier County; Chapter Ten – Application, Review, And Decision-Making Procedures, Including Section 10.02.03 Requirements For Site Development, Site Improvement Plans And Amendments Thereof, Section 10.02.05 Construction, Approval, And Acceptance, Section 10.02.13 Planned Unit Development (PUD) Procedures; and Appendix A Standard Performance Security Documents For Required Improvements; Section Four, Conflict And Severability; Section Five, Inclusion In The Collier County Land Development Code; And Section Six, Effective Date. (Coordinator: Jeremy Frantz, LDC Manager)

B. NOTICED:

10. NEW BUSINESS

11. OLD BUSINESS
12. PUBLIC COMMENT
13. ADJOURN

CCPC Agenda/Ray Bellows/dl