



**SUPPLEMENTAL STAFF REPORT
COLLIER COUNTY PLANNING COMMISSION**

FROM: COMMUNITY DEVELOPMENT & ENVIRONMENTAL SERVICES DIVISION,
COMPREHENSIVE PLANNING DEPARTMENT
DAVID WEEKS, AICP, PLANNING MANAGER

HEARING DATE: SEPTEMBER 18, 2008 (continued from August 29, 2008)

SUBJECT: 2006 CYCLE OF GROWTH MANAGEMENT PLAN AMENDMENTS,
PETITION CPSP-2006-13 ONLY (*Adoption Hearing*)

ELEMENT: GOLDEN GATE AREA MASTER PLAN (GGAMP) ONLY - for this supplement

CCPC ADOPTION RECOMMENDATION and COMMENTS: The CCPC discussed this petition at their August 29, 2008 hearing, and then continued it to September 18. There appeared to be consensus to recommend approval as Transmitted by BCC with one exception – the provision in the GGAMP pertaining to model homes in the Estates Designation (Golden Gate Estates). That provision is one of the exceptions to locational criteria for conditional uses. As approved for Transmittal by the BCC, it is intended to allow model homes - that have exhausted the three years allowance as a Temporary Use Permit - to be approved via the conditional use process and subject to the provisions of Section 5.04.04, Model Homes and Model Sales Centers, of the Land Development Code (LDC). However, the CCPC was concerned that major portions of Sec. 5.04.04 of the LDC (***attached***) might not be applicable - including the very requirement for conditional use approval - based upon the specific wording of Sec. 5.04.04B. where reference is made to “residential zoning districts.” Staff has proposed the revisions noted below to specifically require conditional use approval and adherence to Sec. 5.04.04.

- e) Special Exceptions to Conditional Use Locational Criteria: [page 33]
1. Temporary use (TU) permits for model homes, as defined in the Collier County Land Development Code, may be allowed anywhere within the Estates-Mixed Use District. Conditional use permits ~~submitted~~ for the purpose of extending the time period for use of the structure as a model home shall be required, and shall be subject to the provisions of Section 5.04.04B, and C. of the Collier County Land Development Code, Ordinance No. 04-41, as amended. Such conditional uses shall not be subject to the locational criteria of the Conditional Uses Subdistrict, and may be allowed anywhere within the Estates-Mixed Use District. ~~Temporary Use permits for model homes shall have a duration of three (3) years from the date of approval. No subsequent issuance of a Conditional Use permit shall be for a duration exceeding two (2) years. The total time period for Temporary Use and Conditional Use permits together shall not exceed five (5) years.~~

Words underlined are added; words ~~struck through~~ are deleted – as approved for Transmittal by BCC.
Words double underlined are added; words double ~~struck through~~ are deleted – to address CCPC concern at Adoption.