

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., THURSDAY, JANUARY 16, 2014, IN THE BOARD OF COUNTY COMMISSIONERS MEETING ROOM, ADMINISTRATION BUILDING, COUNTY GOVERNMENT CENTER, THIRD FLOOR, 3299 TAMAMI TRAIL EAST, NAPLES, FLORIDA:

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 – December 19, 2013
6. BCC REPORT- RECAPS
7. CHAIRMAN'S REPORT
8. CONSENT AGENDA ITEMS
  - A. **PL20120002382/CPSS-2013-1:** 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 of the Growth Management Plan to establish the **Bayshore/Thomasson Drive Subdistrict** to allow up to a maximum of 108 market rate, multi-family dwelling units through the use of 79 dwelling units from the existing density pool provided for within the Bayshore/Gateway Triangle Redevelopment Overlay for **property located at the northeast corner of Bayshore Drive and Thomasson Drive** in Section 14, Township 50 South, Range 25 East, Collier County, Florida consisting of 9.92± 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 Petition PUDZA-PL20120002357] [Coordinator: Michele Mosca, Principal Planner]

- B. **PUDZA-PL20120002357**: An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2005-63, as amended, the **Cirrus Pointe Residential Planned Unit Development (RPUD) which allows a maximum number of 108 residential dwelling units; by changing the name of the RPUD to Solstice RPUD**; by revising the Master Plan; by deleting Exhibit B, the Water Management/Utility Plan; by deleting Exhibit C, the Location Map; by removing Statement of Compliance and Project Development Requirements; by adding a parking deviation; and by deleting and terminating the Affordable Housing Density Bonus Agreement. The subject property is **located northeast of Bayshore Drive and Thomasson Drive** in Section 14, Township 50 South, Range 25 East, Collier County, Florida consisting of 9.92+/- acres; and by providing an effective date. [Companion to Petition PL20120002357/CPSS-2013-1] [Coordinator: Kay Deselem, Principal Planner]
- C. **PUDZ-PL20130001352**: 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 a Residential Multi-Family-12 District (RMF-12) within the Santa Barbara Commercial Overlay District to a Commercial Planned Unit Development (CPUD) zoning district within the Santa Barbara Commercial Overlay District to allow up to 10,000 square feet of commercial uses for a project to be known as **7-Foodmart CPUD** on property **located on the east side of Santa Barbara Boulevard, north of Golden Gate Parkway** in Section 21, Township 49 South, Range 26 East, Collier County, Florida; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, RLA, Principal Planner]

## 9. ADVERTISED PUBLIC HEARINGS

- A. **PUDZ-PL20130000827**: 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 a Rural Agricultural (A) zoning district to a Residential Planned Unit Development (RPUD) zoning district to allow up to 75 residential dwelling units and a clubhouse for a project to be known as **The Lord's Way 30 Acre RPUD**. The subject property is **located on The Lord's Way on the east side of Collier Boulevard (CR 951)** in Section 14, Township 50 South, Range 26 East, Collier County, Florida consisting of 30± acres; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, RLA, Principal Planner]
- B. **PUDA-PL20120002855**: An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 02-35, as amended, the **Winding Cypress Planned Unit Development (PUD)**, by increasing the number of residential dwelling units from 2,300 to 2,854; by increasing the residential development area by 44 acres to 492 acres; by increasing the Village Center acreage by 2 acres for a total of 17 acres; by increasing the gross floor area of the Village Center District by 20,000 square feet for a total of 50,000 square feet; by increasing the acreage of lakes from 235 acres to 272 acres; by removing the 164 acres of golf area and eliminating the 18-hole golf course; by increasing the preserve area by 44 acres to 840 acres; by increasing buffers, waterways, canal and FP&L easements from 180 acres to 219 acres; providing for addition of Winding Cypress Master Plan, Tract B to Exhibit A; providing for addition of Exhibit C, Bicycle and Pedestrian Master Plan; providing for List of Deviations; and providing an Effective Date. The subject property is **located at the northeast quadrant of the intersection of Tamiami Trail East (US 41) and Collier Boulevard (CR-951)** in Sections 26, 34 and 35, Township 50 South, Range 26 East, and Sections 2 and 3, Township 51 South, Range 26 East, Collier County, Florida consisting of 1,928 acres. [Coordinator: Kay Deselem, Principal Planner]

C. **DOA-PL20120002856**: A Resolution amending Resolution No. 99-467, as amended, (**Development Order 99-4**) for the **Winding Cypress Development of Regional Impact** by providing for Section One, Amendments to Development Order by increasing the number of residential dwelling units from 2,300 to 2,854; by increasing the residential development area by 44 acres to 492 acres; by increasing the village center acreage by 2 acres for a total of 17 acres; by increasing the gross floor area of the Village Center District by 20,000 square feet for a total of 50,000 square feet; by increasing the acreage of lakes from 235 acres to 272 acres; by removing the 164 acres of golf area and eliminating the 18-hole golf course; by increasing the preserve area by 44 acres to 840 acres; by increasing buffers, waterways, canal and FP&L easements from 180 acres to 219 acres; by extending the build-out date to December 31, 2020 and expiration date to December 31, 2025; and by amending the Master Plan; by providing for Section Two, Findings of Fact; Section Three, Conclusions of Law; and Section Four, Effect of Previously Issued Development Orders, Transmittal to Department of Economic Opportunity and Effective Date. The subject property is **located at the northeast quadrant of the intersection of Tamiami Trail East (US-41) and Collier Boulevard (CR 951)** in Sections 26, 34 and 35, Township 50 South, Range 26 East, and Sections 2 and 3, Township 51 South, Range 26 East, Collier County, Florida consisting of 1,928± acres. [Coordinator: Kay Deselem, Principal Planner]

10. OLD BUSINESS

11. NEW BUSINESS

12. ADJOURN

CCPC Agenda/Ray Bellows/jmp