

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., THURSDAY, MAY 15, 2014, IN THE BOARD OF COUNTY COMMISSIONERS MEETING ROOM, ADMINISTRATION BUILDING, COUNTY GOVERNMENT CENTER, THIRD FLOOR, 3299 TAMiami 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 – April 17, 2014
6. BCC REPORT- RECAPS
7. CHAIRMAN'S REPORT
8. CONSENT AGENDA ITEMS
 - A. **PUDZ-PL201300001374:** 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 within the Rural Fringe Mixed Use District – Receiving Lands Overlay, to a Residential Planned Unit Development (RPUD) Zoning District within the Rural Fringe Mixed Use District – Receiving Lands Overlay, to be known as the **Golf Club of the Everglades RPUD** to allow up to 750 residential dwelling units, a golf course and related recreational uses and 141 acres of native vegetation preserve. The subject property is **located on Vanderbilt Beach Road Extension, just east of Collier Boulevard**, in Section 31, Township 48 South, Range 27 East and Section 36, Township 48 South, Range 26 East, Collier County, Florida consisting of 835.684± acres; providing for repeal of Resolution Nos. 91-16, 99-61, 00-189, 07-117 and Ordinance No. 10-08; and by providing an effective date. (Companion to PL20130000365/CP2013-4) [Coordinator: Kay Deselem, Principal Planner]

9. ADVERTISED PUBLIC HEARINGS – *NOTE:* Any items **NOT** heard or completed by 5:00 P.M. may be moved to the June 5th meeting

Note: This item has been continued from the May 1, 2014 CCPC meeting:

- A. **PL20120002909/CP-2013-3:** An Ordinance 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 to revise the **Buckley Mixed Use Subdistrict of the Urban Mixed Use District** to remove the office and retail caps and allow up to 7,500 square feet of gross floor area of commercial uses per acre or 11 residential dwelling units per acre, to make residential development optional, to prohibit commercial and residential uses on the same parcel, to limit multi-tenant commercial buildings to no more than 50% of the Commercial square footage to revise development standards including the cap on the size of the footprint of Commercial buildings, and providing for Transmittal to the Florida Department of Economic Opportunity; providing for severability; providing for an effective date. The subject property is **located on the West side of Airport Road and approximately 330 feet North of Orange Blossom Drive** in Section 2, Township 49 South, Range 25 East, Collier County, Florida, consisting of 21.70 acres. (Companion to PUDZ-A-PL20120002906) [Coordinator: Michele Mosca, Principal Planner]

Note: This item has been continued from the May 1, 2014 CCPC meeting:

- B. **PUDZ-A-PL20120002906:** 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 project previously known as the **Buckley Mixed Use Planned Unit Development (MPUD) to a Commercial Use Planned Unit Development (CPUD) which will continue to be known as the Buckley PUD**, to allow a maximum of 239 residential units, with no requirement for workforce housing units and up to a maximum of 162,750 square feet of gross floor space of retail, office and services uses, including permissible and conditional uses in the C-1, C-2 and C-3 zoning districts. The subject property is **located at the northwest quadrant of the intersection of Airport-Pulling Road (CR 31) and Orange Blossom Drive** in Section 2, Township 49 South, Range 25 East, Collier County, Florida, consisting of 21.7+/- acres; providing for the repeal of Ordinance Number 05-05, the former Buckley MPUD; and by providing an effective date. (Companion to Petition PL2012-2909 CP-2013-3) [Coordinator: Kay Deselem, Principal Planner]

Note: This item has been continued from the April 17, 2014 CCPC meeting:

- C. **PL20130002249/CPSS-2013-2:** 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, by reconfiguring the boundary and increasing the size of the Northeast quadrant of Mixed Use Activity Center No. 7 by 9.24 acres (Rattlesnake Hammock Road and Collier Boulevard. The Subject property is **located on the east side of Collier Boulevard (C.R. 951), approximately 1,005 feet north of Rattlesnake Hammock Road extension**, in Section 14, Township 50 South, Range 26 East, consisting of 9.24 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 CU-PL20130002241 & RZ-PL0001652) [Coordinator: Corby Schmidt, AICP, Principal Planner]

Note: This item has been continued from the April 17, 2014 CCPC meeting:

- D. **RZ-PL20130001652:** 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 Commercial Intermediate (C-3) and Heavy Commercial (C-5) zoning districts to a General Commercial (C-4) zoning district, for property **located on the east side of**

Collier Boulevard (C.R. 951) north of Rattlesnake-Hammock Road (C.R. 864) in Section 14, Township 50 South, Range 26 East, Collier County, Florida, consisting of 18.95+/- acres; providing for repeal of Ordinances 99-84, 00-75, 02-26, 03-31 and 04-23; and by providing an effective date. (Companion to CU-PL20130002241 and PL20130002249/CPSS-2013-2, Collier Boulevard Commercial Properties) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]

Note: This item has been continued from the April 17, 2014 CCPC meeting:

- E. **CU-PL20130002241:** A Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a Conditional Use to allow motor freight transportation and warehousing (4225, air conditioned and mini-and self storage warehousing only) within a General Commercial (C-4) Zoning District pursuant to Section 2.03.03.D.1.c.21 of the Collier County Land Development Code for property **located on the east side of Collier Boulevard (C.R. 951) north of Rattlesnake-Hammock Road (C.R. 864)** in Section 14, Township 50 South, Range 26 East, Collier County, Florida. (Companion to RZ-PL20130001652 and PL20130002249/CPSS-2013-2, Collier Boulevard Commercial Properties) [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]

- F. **CU-PL20130001768: Marco 41 Park,** a Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a conditional use to allow Food stores with greater than 5,000 square feet of gross floor area in the principal structure (groups 5411-5499); Permitted food service (5812, eating places) uses with more than 6,000 square feet of gross floor area in the principal structure; and Permitted personal services, video rental or retail uses (excluding drug stores – 5912) with more than 5,000 square feet of gross floor area in the principal structure, within a Commercial Intermediate (C-3) zoning district pursuant to subsection 2.03.03.C.1.c of the Collier County Land Development Code for property **located on the north side of U.S. 41, east of the Collier Boulevard (C.R. 951) and U.S. 41 intersection,** in Section 3, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, RLA, Principal Planner]

- G. **PUDA-PL20140000342:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 07-71, as amended, the **Naples Reserve Golf Club Residential Planned Unit Development (RPUD)**, to approve the excavation and off-site hauling of 1,050,000 cubic yards of fill; to increase the size of the preserve tract and add permitted uses; to amend the RPUD Master Plan and to provide for amendments to list of Developer Commitments; and providing an effective date. The subject property is **located one mile north of U.S. 41 and 1-1/2 miles east of Collier Boulevard (CR 951)** in Section 1, Township 51 South, Range 26 East, Collier County, Florida consisting of 688+/- acres. [Coordinator: Nancy Gundlach, AICP, RLA, Principal Planner]

- H. **PL20130001109/CPSP-2013-6:** A Resolution of the Board of County Commissioners proposing **2011 Evaluation and Appraisal Report (EAR) Based Amendments** to the Collier County Growth Management Plan, Ordinance 89-05, as amended, to fix glitches related to changes in the 2011 Ear-Based Amendments and to revise format, structure and language for internal consistency specifically amending the Capital Improvement Element; Transportation Element; Conservation and Coastal Management Element; Recreation and Open Space Element; the Future Land Use Element and Future Land Use Map and Map Series; the Stormwater Management (Drainage) Sub-Element of the Public Facilities Element; and furthermore recommending transmittal of these amendments to the Florida Department of Economic Opportunity. [Coordinator: Corby Schmidt, AICP, Principal Planner]

10. OLD BUSINESS

11. NEW BUSINESS

12. ADJOURN

CCPC Agenda/Ray Bellows/jmp