

AGENDA

THE COLLIER COUNTY HEARING EXAMINER

WILL HOLD A HEARING AT 9:00 AM ON THURSDAY, **OCTOBER 22, 2015** IN CONFERENCE ROOM 610
AT THE GROWTH MANAGEMENT DEPARTMENT/PLANNING & REGULATION BUILDING, 2800 N.
HORSESHOE DRIVE, NAPLES, FLORIDA

INDIVIDUAL SPEAKERS WILL BE LIMITED TO 5 MINUTES UNLESS OTHERWISE WAIVED BY THE HEARING EXAMINER. PERSONS WISHING TO HAVE WRITTEN OR GRAPHIC MATERIALS INCLUDED IN THE HEARING REPORT PACKETS MUST HAVE THAT MATERIAL SUBMITTED TO COUNTY STAFF 10 DAYS PRIOR TO THE HEARING. ALL MATERIALS USED DURING PRESENTATION AT THE HEARING WILL BECOME A PERMANENT PART OF THE RECORD.

ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THE HEARING EXAMINER 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. DECISIONS OF THE HEARING EXAMINER ARE FINAL UNLESS APPEALED TO THE BOARD OF COUNTY COMMISSIONERS.

HEARING PROCEDURES WILL PROVIDE FOR PRESENTATION BY THE APPLICANT, PRESENTATION BY STAFF, PUBLIC COMMENT AND APPLICANT REBUTTAL. THE HEARING EXAMINER WILL RENDER A DECISION WITHIN 30 DAYS. PERSONS WISHING TO RECEIVE A COPY OF THE DECISION BY MAIL MAY SUPPLY COUNTY STAFF WITH THEIR NAME, ADDRESS, AND A STAMPED, SELF-ADDRESSED ENVELOPE FOR THAT PURPOSE. PERSONS WISHING TO RECEIVE AN ELECTRONIC COPY OF THE DECISION MAY SUPPLY THEIR EMAIL ADDRESS.

1. PLEDGE OF ALLEGIANCE
2. REVIEW OF AGENDA
3. APPROVAL OF PRIOR MEETING MINUTES:
4. ADVERTISED PUBLIC HEARINGS:
 - A. **PETITION NO. PMC-PL20150001668** -- Lodge/Abbott Associates LLC and Lodge/Abbott Investments Associates, LLC is requesting approval of a minor change, pursuant to LDC Section 10.02.13.E.3.c, to the Cocohatchee Bay PUD Ordinance No. 2000-88 as amended by Settlement Agreement and Release approved June 9, 2008, to remove an affordable housing commitment to make a monetary payment of 3 million dollars to Collier County. The property is located on the northwest and northeast quadrants of Wiggins Pass Road and Vanderbilt Drive in Sections 8, 16, 17 and 20, Township 48 South, Range 25 East, Collier County, Florida, consisting of 532.09± acres. [Coordinator: Rachel Beasley, Planner]
 - B. **PETITION NO. PDI-PL20140000640** – Landquest Group, LLC requests an insubstantial change to Ordinance Number 07-54, the Tree Farm MPUD, as amended, to reduce the maximum number of residential dwelling units from 425 dwelling units to 281 multi-family/townhouse or 138 single-family detached units; to reduce the density generated from the Mixed Use Activity Center Subdistrict from 7.7 to 0 units/acre; to correct a scrivener's error by changing the density generated from the Urban Residential Subdistrict, Density Band from 4 to 7 units/acre; to reduce the size of water management areas from 7.2 to 6.4 acres; to reduce the maximum total allowable square footage within the PUD Commercial Mixed-Use District from 175,000 to 120,000 square feet; to increase the maximum size of retail or office uses from 43,500 to 100,000 square feet; to add a deviation to permit residential components of the PUD to have a maximum wall height of 8 feet along the PUD perimeter and 12 feet

along Collier Boulevard; to update various provisions to reflect the conveyance of a 7.42 acre parcel to Collier County; to amend residential development standards relating to minimum setbacks; to create a new Recreational Area section with permitted uses and development standards; to move clubhouse/recreation development standards from the Residential District section to the new Recreational Area section; to remove one transportation development commitment; to reduce the number of required raw water well easements from 2 to 1; to add a utilities development commitment relating to construction and access to the well easement site; and to amend the Master Plan to reflect existing PUD conditions and add a new Recreational Area along the northern PUD boundary, for the PUD property consisting of 58.84± acres located at the intersection of Immokalee Road (C.R. 846) and Collier Boulevard (C.R. 951) in Section 22, Township 48 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, RLA, Principal Planner]

- C. **PETITION NO. VA-PL20140001970** – Geneva B. Spencer, Trustee of the Geneva B. Spencer Revocable Trust Agreement, requests a variance from Section 3.5 D of Ordinance No. 05-14, the Silver Lakes Mixed Use Planned Unit Development (MPUD), to reduce the minimum front yard setback from 10 feet to 5.9 feet for an existing mobile home with a front yard balcony on property located at Lot 12, Block 2, Silver Lakes Phase Two-A subdivision, on the east side of Collier Blvd, approximately one mile south of the Collier Blvd. and U.S. 41 intersection, in Section 10, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Rachel Beasley, Planner]

- D. **PETITION NO. ZVL(CUD)-PL20150001787** – City Gate Development, LLC requests affirmation of a zoning verification letter issued by the Planning and Zoning Division pursuant to LDC Section 10.02.06, in which County staff determined that the proposed uses of air conditioned, enclosed mini- and self-storage warehousing (SIC 4225) and non-air conditioned, outdoor accessible mini- and self-storage (SIC 4225) are comparable in nature to other permitted principal uses in the area described as “West of the Florida Power & Light Easement” under Section 3.2(A) of the City Gate Commerce Park PUD, Ordinance No. 88-93, as amended. The subject properties are located on the east side of Collier Blvd. (C.R. 951), just north of Interstate 75, in Section 35, Township 49 South, Range 26 East, Collier County, Florida, consisting of 27.08± acres. [Coordinator: Rachel Beasley, Planner]

- 5. OTHER BUSINESS

- 6. PUBLIC COMMENTS

- 7. ADJOURN