

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., JUNE 1, 2017, 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 – **May 4, 2017**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
  - A. **PL20150001776:** An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 2011-08, the **Addie’s Corner Mixed Use Planned Unit Development**, to allow 349 multi-family dwelling units or Group Housing/Retirement uses in Tract C as shown on the Master Plan and 75,000 square feet of gross floor area of commercial development and Group Housing/Retirement Community uses in Tract A as shown on the Master Plan; providing for amendment to the Master Plan; by providing for revised development standards; and by providing an effective date. The subject property consists of 23.33+/- acres and is **located in the northwest quadrant of the intersection of Immokalee Road (CR 846) and Collier Boulevard (CR 951)**, in Section 22, Township 48 South, Range 26 East, Collier County, Florida. [Eric Johnson, AICP, Principal Planner]

9. ADVERTISED PUBLIC HEARINGS:

*Note: This item has been continued from the May 4, 2017 CCPC meeting, and has been withdrawn and will be re-advertised at a future date:*

- A. **CU-PL20130000320**: A Resolution of the Board of Zoning Appeals of Collier County, Florida providing for the establishment of a conditional use to **allow a facility for the collection, transfer, processing, and reduction of solid waste and an accessory use of incidental retail sale of processed horticultural material** within a Rural Agricultural Zoning District with a Rural Fringe Mixed Use Overlay-Receiving Lands (A/RFMUO-Receiving Lands) pursuant to Subsection 2.03.08.A.2.a.(3)(c)iv. of the Collier County Land Development Code for property **located at the northeast quadrant of the intersection of U.S. 41 East and Riggs Road**, in Section 20, Township 51 South, Range 27 East, Collier County, Florida. [Coordinator: Eric Johnson, AICP, Principal Planner]

*Note: This item has been continued from the May 18, 2017 CCPC meeting and further continued to the July 6, 2017 CCPC meeting:*

- B. **PL20160002736**: A Resolution amending Development Order 85-5, as amended, the **Pine Air Lakes Development of Regional Impact**, providing for Section One: Extension Of Buildout Date And Expiration Date; Section Two: Findings Of Fact; Section Three: Conclusions Of Law; Section Four: Effect Of Previously Issued Development Order, Transmittal To The Department Of Economic Opportunity; and providing an effective date. The property is **located at the intersection of Airport-Pulling Road and Naples Boulevard** in Section 11, Township 49 South, Range 25 East in Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]
- C. **PUDZ-PL20160001398**: 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 an Estates (E) zoning district to a Residential Planned Unit Development (RPUD) zoning district for the project to be known as the **County Barn Road RPUD**, to allow construction of a maximum of 268 multi-family residential dwelling units or 156 single family residential dwelling units or any combination of dwelling unit types permitted in the PUD, not to exceed a trip cap of 157 p.m. peak hour two-way trips. The subject property is **located on the east side of County Barn Road, approximately one quarter mile south of Davis Boulevard** in Section 8, Township 50 South, Range 26 East, Collier County, Florida, consisting of 38.59± acres; and by providing an effective date. [Coordinator: Eric Johnson, AICP, Principal Planner]
- D. **CU-PL20150001611**: Epic Retail Seminole, LLC requests a **Conditional Use to allow an auto supply store** over 5,000 square feet of gross floor area in the principal structure (SIC Code 5531) within a Commercial Intermediate (C-3) zoning district pursuant to Section 2.03.03.C.1.c.20 of the Collier County Land Development Code. The subject property containing 1.24 acres on Lots 12-18, South Tamiami Heights subdivision is **located on the southwest corner of US 41 and Seminole Avenue**, in Section 13, Township 50 South, Range 25 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, Principal Planner]
- E. **PL20160002564**: 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 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 Planned Unit Development (PUD) to Residential Planned Unit Development (RPUD) for a project known as the **Triad RPUD** to allow development of 44 single-family dwelling units. The subject property is **located on the northeast corner of Palm Springs Boulevard and Radio Lane** in Section 34, Township 49 South, Range 26 East, Collier County, Florida, consisting of 10.75± acres; providing for repeal of Ordinance No. 05-11, as amended by Ordinance No. 05-23, the former Triad Planned Unit Development, and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]

- F. **PUDA-PL20160002565**: An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 05-11, as amended, which established the **MAC Residential Planned Unit Development**, to reduce the residential density from 86 units to 44 units; to revise the Master Plan to reconfigure the development area; to revise development standards; to add deviations; and to modify and delete development commitments. The subject property is **located on the northwest corner of Palm Springs Boulevard and Radio Lane** in Section 34, Township 49 South, Range 26 East, Collier County, Florida, consisting of 10.6± acres; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]

*Note: This item has been continued from the May 4, 2017 CCPC meeting:*

- G. **PDI-PL20160000404**: A Resolution of the Collier County Planning Commission for an insubstantial change to the **Wolf Creek RPUD**, Ordinance No. 2007-46, as amended, to add a preserve exhibit that revises the preserve configuration for Parcels 3B and 9 only, for property **located on the north side of Vanderbilt Beach Road, approximately one-half mile west of Collier Boulevard**, in Section 34, Township 48 South, Range 26 East, Collier County, Florida, consisting of 189± acres. [Coordinator: Mike Bosi, AICP, Zoning Director]
- H. **PL20160003463**: A Resolution of the Collier County Planning Commission approving an **insubstantial change to Pelican Lake**, a Planned Unit Development, to clarify the measurement of actual height of the accessory enclosed utility/storage structure is from the lower of finished floor elevation of the enclosed utility/storage structure or twelve inches above the FEMA flood elevation. The subject property is **located on the east side of Collier Boulevard (SR-951) approximately 1/5 mile south of Tamiami Trail East (US 41)**, in Section 15, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner]
- I. **BDE-PL20160000481**: A Resolution of the Collier County Planning Commission for a 12.5-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06 of the Land Development Code, for a total protrusion of 32.5 feet, to accommodate a new boat dock facility with one boat slip for the benefit of Lot 21, Block E, **Little Hickory Shores Unit No. 2 subdivision, also described as 254 6th Street West**. The subject property is **located on the south side of 6th Street West, approximately one-quarter mile west of West Avenue**, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator, Rachel Beasley, Planner]
- J. **BDE-PL20160001764**: A Resolution of the Collier County Planning Commission for a 13.4-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06 of the Land Development Code, for a total protrusion of 33.4 feet, to accommodate a new boat dock facility with one boat slip for the benefit of Lot 20, Block E, **Little Hickory Shores Unit No. 2 subdivision, also described as 258 6th Street West**. The subject

property is **located on the south side of 6th Street West, approximately one-quarter mile west of West Avenue**, in Section 5, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Rachel Beasley, Planner]

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJORN

CCPC Agenda/Ray Bellows/jmp