

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., JANUARY 18, 2018, 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 – **December 21, 2017**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
9. ADVERTISED PUBLIC HEARINGS:
  - A. **PDI-PL20160003125**: A Resolution of the Collier County Planning Commission for an **insubstantial change to Ordinance No. 09-65, as amended, the Siena Lakes CCRC CPUD**, to retain the existing total number of permitted residential units but revising the ratio of permitted residential units by increasing the number of independent living units, increasing the number of assisted living beds and decreasing the number of skilled nursing beds and memory care beds; and to revise the Master Plan by changing the number of buildings, the entrance location, and the site, lake and building configurations. The subject property consists of 29.25± acres, **located on the north side of Orange Blossom Road between Airport-Pulling Road and Livingston Road**, in Section 1, Township 49 South, Range 25 East, Collier County, Florida. (Companion to Agenda item 9B, Orange Blossom Gardens Planned Unit Development (PUD)). [Coordinator: Ray Bellows, AICP, Zoning Manager]

- B. **PL20170000524**: An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 92-75, as amended, the **Orange Blossom Gardens Planned Unit Development (PUD)**; providing for amendment to add temporary principal uses for off-site sales, marketing and administration for the Siena Lakes PUD and to add principal uses accessory to St. Katherine's Greek Orthodox Church including administrative offices and classrooms ancillary to the church; providing for development standards; providing for amendment to the master plan and providing for an effective date. The subject property consisting of 5.85 acres is **located on the north side of Orange Blossom Drive approximately 1/10 of a mile east of Airport Pulling Road in Section 1**, Township 49 South, Range 26 East, in Collier County, Florida. (Companion to Agenda item 9A, Siena Lakes CCRC CPUD). [Coordinator: Ray Bellows, Zoning Manager]
- C. **PDI-PL20170003546**: A Resolution of the Collier County Planning Commission for an **insubstantial change to the Sabal Bay Mixed Use Planned Unit Development (MPUD)**, Ordinance No. 05-59, as amended, to reduce the minimum floor area for multi-family/timeshare dwellings (excluding townhouses) from 700 square feet to 551 square feet, for up to approximately 15 percent of the total dwelling units on Tract 1 of the Sabal Bay Commercial Plat - Phase One subdivision. The subject property is **located on the north side of Thomasson Drive, approximately 500 feet west of U.S. 41 East**, in Section 24, Township 50 South, Range 25 East, Collier County, Florida, consisting of ±34.19 acres. [Coordinator: Timothy Finn, AICP, Principal Planner]
- D. **PL20170001083**: 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 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 a Rural Agricultural (A) zoning district to a Commercial Planned Unit Development (CPUD) zoning district to allow for development of up to 40,000 square feet of commercial development for a project to be known as **15501 Old US 41 CPUD**; and providing an effective date. The subject property is **located on the west side of Old US 41, approximately one mile north of the US 41 and Old US 41 intersection**, in Section 10, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: Timothy Finn, AICP, Principal Planner]
- E. 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 land regulations for the unincorporated area of Collier County, Florida, by providing for: Section One, Recitals; Section Two, Findings of Fact; Section Three, **Adoption of Amendments to the Land Development Code**, more specifically amending the following: Chapter One – General Provisions, including Section 1.08.02 Definitions; Chapter Two – Zoning Districts and Uses, including Section 2.03.03 Commercial Zoning Districts, Section 2.03.04 Industrial Zoning Districts, Section 2.03.07 Overlay Zoning Districts, Section 2.03.08 Rural Fringe Zoning Districts; Chapter Three – Resource Protection, including Section 3.05.07 Preservation Standards; Chapter Four – Site Design and Development Standards, including Section 4.02.01 Dimensional Standards for Principal Uses in Base Zoning Districts, Section 4.02.03 Specific Standards for Location of Accessory Buildings and Structures, Section 4.02.04 Standards for Cluster Residential Design, Section 4.02.06 Standards for Development in Airport Zones, Section 4.02.14 Design Standards for Development in the ST and ACSC-ST Districts, Section 4.03.04 Lot Line Adjustment and Lot Split; Chapter Six – Infrastructure Improvements and Adequate Public Facilities Requirements, including Section 6.01.05 Soil Erosion and Sediment Control Plan; Chapter Nine – Variations from Code Requirements, including Section 9.03.03 Types of Nonconformities, Section 9.04.04 Specific Requirements for Minor After-the-Fact Encroachment; Chapter Ten – Application, Review, and Decision-Making Procedures, including Section 10.01.02 Development Orders Required, Section 10.02.09 Requirements for Text Amendments to the LDC, Section 10.02.13 Planned Unit

Development (PUD) Procedures, Section 10.03.06 Public Notice and Required Hearings for Land Use Petitions; Section Four, **Adoption of Amendments to the Collier County Official Zoning Atlas**, more specifically amending the following: Zoning Map Numbers 522930, 2033N, 2033S, 2034N, 2034S to remove the ACSC designation for consistency with the Growth Management Plan; Section Five, Conflict and Severability; Section Six, Inclusion in the Collier County Land Development Code; and Section Seven, Effective Date. [Coordinator: Jeremy Frantz, AICP, LDC Manager]

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJORN

CCPC Agenda/Ray Bellows/jmp