

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., MARCH 1, 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 – February 1, 2018, and February 7, 2018 \*Special CCPC/LDC\*
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
9. ADVERTISED PUBLIC HEARINGS:

*Note: This item has been continued from the February 15, 2018 CCPC meeting:*

- A. **PL20160003084/CPSS-2016-3:** 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 adding the **Mini-Triangle Mixed-Use Subdistrict** to allow construction of up to 210 residential dwelling units, 152 hotel suites, up to 74,000 square feet of gross floor area of commercial retail uses and up to 60,000 square feet of gross floor area of commercial office uses, all with conversions; providing for maximum height of 168 feet. The subject property is **located near the southern corner of the intersection of Davis Boulevard and Tamiami Trail East** in Section 11, Township 50 South, Range 25 East, consisting of 5.35 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 PL20160003054 Mini-Triangle MPUD and LDCA-PL20160003642) [Coordinator: Sue Faulkner, Principal Planner]

**Note: This item has been continued from the February 15, 2018 CCPC meeting:**

- B. **PL20160003054:** 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 General Commercial District in the Mixed Use Subdistrict of the Gateway Triangle Mixed Use District Overlay (C-4-GTMUD-MXD) zoning district to a Mixed Use Planned Unit Development (MPUD) zoning district for a project known as the **Mini-Triangle MPUD** to allow construction of up to 210 residential dwelling units, 152 hotel suites, up to 74,000 square feet of gross floor area of commercial retail uses and up to 60,000 square feet of gross floor area of commercial office uses, all with conversions; providing for maximum height of 168 feet, on property **located near the southern corner of the intersection of Davis Boulevard and Tamiami Trail East** in Section 11, Township 50 South, Range 25 East, Collier County, Florida, consisting of 5.35± acres; providing for repeal of conditional use resolutions; and by providing an effective date. (Companion to PL20160003084/CPSS-2016-3 Mini-Triangle Subdistrict and LDCA-PL20160003642) [Coordinator: Eric Johnson, AICP, Principal Planner]

**Note: This item has been continued from the February 15, 2018 CCPC meeting:**

- C. **LDCA-PL20160003642:** 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 Four – Site Design and Development Standards, including section 4.02.06 Standards for Development in Airport Zones, to **exempt the Mini-Triangle Subdistrict** of the Urban Designation, Urban Mixed Use District of the Growth Management Plan from the Standards for Development in Airport Zones; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. (Companion to PL20160003084/CPSS-2016-3 Mini-Triangle Subdistrict and PL20160003054 Mini-Triangle MPUD) [Coordinator: Jeremy Frantz, AICP, LDC Manager]
- D. **PL20170002684:** Resolution of the Board of Zoning Appeals of Collier County, Florida, granting a **parking exemption**, to allow off-site parking on a contiguous lot zoned Residential Single Family (RSF-4) and providing for repeal of Resolution No. 09-152, relating to a prior parking exemption. The subject property is **located between Rosemary Lane and Ridge Street**, in Section 22, Township 49 South, Range 25 East in Collier County, Florida. [Coordinator: James Sabo, Principal Planner]
- E. **PL20170002330:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 88-93, the **City Gate Commerce Park Planned Unit Development**, to revise the legal description and correct the acreage of the MPUD; to update the master development plan including designating a Lake/Recreational Area, adding external access points along the eastern MPUD boundary and adding the Collier County Sports Complex; to provide conversions to allow additional hotels and motel units and the development of the Collier County Sports Complex, without increasing the overall originally approved buildout traffic; to provide deviations for signage, flagpoles, parking areas, landscape areas and buffers, architectural review standards, native vegetation and water management; to clarify permitted uses and add development standards for the Sports Complex, including building heights; to update building heights elsewhere in the MPUD; to remove outdated commitments; to add exhibits including exhibit A-3 permitted uses by

SIC codes, Exhibit A-4 cross sections-north buffer, Exhibit A-5 sign deviation exhibit, and Exhibit A-6 required yard plan; providing for conflict and severability; and providing an effective date. The subject property consisting of 291.55 acres is **located at the northeast quadrant of the intersection of I-75 and Collier Boulevard (CR 951)** in Section 35, Township 49 South, Range 26 East, in Collier County, Florida. [Coordinator: Nancy Gundlach, Principal Planner]

- F. **PL20170002634**: A Resolution amending Development Order 88-02, as amended, the **City Gate Commerce Park Development of Regional Impact**, providing for Section One: amendments restoring language from the original Development Order 88-02 and provide traffic conversions, without increasing the overall buildout traffic; amendment to regulations pertaining to vegetation and wildlife/wetlands to remove the 2.47 acre wetland “preserve” requirement; amendment to remove phasing schedule and obsolete development restrictions; amendment to master development plan; extension of termination date; and amendment to allow for biennial reporting; Section Two: findings of fact including revised legal description and correction of acreage; 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 subject property consisting of 291.55 acres is **located at the northeast quadrant of the intersection of I-75 and Collier Boulevard (CR 951)** in Section 35, Township 49 South, Range 26 East, in Collier County, Florida. Coordinator: Nancy Gundlach, Principal Planner]

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJORN

CCPC Agenda/Ray Bellows/jmp