

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., MARCH 15, 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 15, 2018**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
9. ADVERTISED PUBLIC HEARINGS:

Note: This item has been continued from the March 1, 2018 CCPC meeting:

- A. **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]

Note: This item has been continued from the March 1, 2018 CCPC meeting:

- B. **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]
- C. **PL20170000425:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 2006-50, the **Creekside Commerce Park Commercial Planned Unit Development (CPUD)**, as amended, by adding outdoor recreation facilities as a general permitted use; by providing that wellness centers associated with employees and hotel guests shall not count towards square footage maximums in the business district and industrial commercial district; by allowing a 169 room hotel on Tract 6 west of Goodlette Frank Road; by decreasing the allowable square footage in the industrial commercial district by 6,900 square feet for a total of 709,100 square feet of floor area of industrial/commerce uses; by decreasing the allowable square footage in the business district by 23,000 square feet to 269,000 square feet including a reduction from 242,000 square feet to 219,000 square feet of office uses; by adding indoor and outdoor recreational facilities as a permitted accessory use in the business district and industrial commercial district; by adding deviations to allow any use on Tracts 3 and 6 on the master plan to be eligible for the county’s architectural deviation process and a deviation to permit existing street trees to satisfy the buffer tree requirements for Tract 5. The subject property is **located south of Immokalee Road and both east and west of Goodlette Frank Road** in Section 27, Township 48 South, Range 25 East, Collier County, Florida, consisting of 106 acres; and by providing an effective date. [Coordinator: Nancy Gundlach, Principal Planner]
- D. **PUDA-PL20170001345:** An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 81-6, as amended, the **Marco Shores Golf Course Community Planned Unit Development (PUD)**, to allow group housing for seniors on Residential Parcel Two A, and to add new development standards for Residential Parcel Two A; and providing for an effective date, for property **located near the Marco Island Executive Airport** in Section 26, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Eric Johnson, AICP, Principal Planner]
- E. **PL-20150000306:** 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 Rural Agricultural (A) zoning district to a Residential Planned Unit Development (RPUD) zoning district for the project to be known as the **Rushton Pointe RPUD**, to allow construction of a maximum of 229 residential dwelling units on **property located on the west side of Collier Boulevard, approximately two thirds of a mile south of Immokalee Road**, in Section 27, Township 48 South, Range 26 East, consisting of 38.1± acres. [Coordinator: Tim Finn, Principal Planner]

- F. **PL20160002106:** A Resolution of the Collier County Planning Commission for an insubstantial change to Ordinance No. 2002-51, as amended, the **Lawmetka Plaza PUD**, to add a third access point on Wiggins Pass Road, to limit the eastern most access point on Wiggins Pass Road to right in/right out, to limit the western most access point on Wiggins Pass Road to service and delivery vehicles only, to add a developer commitment relating to transportation, and to amend the Master Plan. The subject property is **located on the northwest corner of the U.S. 41 and Wiggins Pass Road intersection**, in Section 16, Township 48 South, Range 25 East, Collier County, Florida, consisting of ±34 acres. [Coordinator: Tim Finn, Principal Planner]

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJORN

CCPC Agenda/Ray Bellows/jmp