

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., APRIL 5, 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 – **March 1, 2018**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
  - A. **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, AICP, Principal Planner]

9. ADVERTISED PUBLIC HEARINGS:

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

- A. **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, AICP, Principal Planner]

*Note: This item has been continued from the February 15, 2018, CCPC meeting, and the March 1, 2018, CCPC meeting:*

- B. **PL20160003084**: 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, with a mix to be determined by maximum allowable traffic generation, 377 multi-family dwelling units, 228 hotel suites, 111,000 square feet of gross floor area of commercial uses and 90,000 square feet of gross floor area of general and medical office uses, 150 assisted living units, 60,000 square feet of self-storage and 30,000 square feet of new car dealership; 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. (Coordinator: Sue Faulkner, AICP, Principal Planner) [Companion to PUDZ-PL20160003054 & LDC-PL20160003642]

*Note: This item has been continued from the February 15, 2018, CCPC meeting, and the March 1, 2018, CCPC meeting:*

- C. **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 in the Mixed Use Subdistrict of the Gateway Triangle Mixed Use District Overlay (MPUD-GTMUD-MXD) zoning district for a project known as the **Mini-Triangle MPUD** to allow construction of up to, with a mix to be determined by allowable traffic generation, 377 multi-family dwelling units, 228 hotel suites, 111,000 square feet of gross floor area of commercial uses and 90,000 square feet of gross floor area of general and medical office uses, 150 assisted living units, 60,000 square feet of self-storage and 30,000 square feet of new car dealership; 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, and the March 1, 2018, CCPC meeting:**

- D. **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 Height 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]

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJOURN

CCPC Agenda/Ray Bellows/jmp