

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., MAY 3, 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 – **April 5, 2018 and April 19, 2018**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
9. ADVERTISED PUBLIC HEARINGS:

**NOTE: This item has been continued from the April 19, 2018 CCPC meeting:**

- A. **PL20160002727:** A Resolution amending Development Order 84-3, as amended, for the **Marco Shores/Fiddler’s Creek, development of regional impact**, providing for Section One: amendments to the original Development Order 84-03 to retain the residential density of 6000 units and to retain the maximum commercial development of 325,000 square feet of gross floor area for Fiddler’s Creek; and to increase the business development area from 33.62 acres to 55 acres; and to add a conversion of multi-family dwelling units to single family units; Section Two: amendment to master development plan to increase the residential development area from 1226.89 to 1280 acres; to re-designate 140 acres to residential development area and/or golf and/or lake area; to allow that the remaining golf course may be constructed when feasible on the Estancia property

or section 29 in the parks development area; to add two new access points on US 41 and move the project entrance to the east; and to add residential including adult congregate living facilities east of Collier Boulevard in sections 15 and 22; Section Three: findings of fact including revised legal description and correction of acreage; Section Four: conclusions of law; Section Five: effect of previously issued Development Order, transmittal to the Department of Economic Opportunity and providing an effective date. The subject property consisting of 3,932 acres is **located east of Collier Boulevard (CR 951) and south of Tamiami Trail East (US 41)** in Sections 11, 13, 14, 15, 22, 23 and 24, Township 51 South, Range 26 East and Sections 18, 19 and 29, Township 51 South, Range 27 East, in Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, Principal Planner]

**NOTE: This item has been continued from the April 19, 2018 CCPC meeting:**

- B. **PL20160002496:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance No. 84-42, as amended, 96-74, 98-13 and 2000-84, the **Marco Shores/Fiddler's Creek Planned Unit Development**, to retain the residential density of 6000 units and to retain the maximum commercial development of 325,000 square feet of gross floor area for Fiddler's Creek; to increase the business development area from 33.62 acres to 55 acres; to add project entrances for US 41; to increase the residential development area from 1226.89 to 1280 acres; to provide for a conversion factor for single-family and multi-family dwellings without increasing the total number of approved dwelling units for the PUD; to re-designate 140 acres to residential development area and/or golf and/or lake area; to allow that the remaining golf course may be constructed when feasible on the Estancia property or Section 29; to allow golf course uses in Section 29 in the parks development area; to move a project entrance to the east; to add residential including adult congregate living facilities east of Collier Boulevard in Sections 15 and 22; to amend Master Plan Exhibit FC-A1; providing for conflict and severability; and providing an effective date. The subject property consisting of 3932 acres is **located east of Collier Boulevard (CR 951) and south of Tamiami Trail East (US 41)** in Sections 11, 13, 14, 15, 22, 23 and 24, Township 51 South, Range 26 East and Sections 18, 19 and 29, Township 51 South, Range 27 East, in Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, Principal Planner]

**NOTE: This item has been continued from the April 19, 2018 CCPC meeting:**

- C. **PL20160002771/CPSS-2016-2:** 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 East Tamiami Trail Commercial Infill Subdistrict to the urban—commercial district and changing the designation of property from Urban Coastal Fringe Subdistrict to East Tamiami Trail Commercial Infill Subdistrict to allow 60,000 square feet of commercial intermediate (C-3) uses and an air-conditioned and enclosed self-storage facility; and furthermore, recommending transmittal of the adopted amendment to the Florida Department of Economic Opportunity; providing for severability and providing for an effective date. The subject property consisting of ±5.8 acres is **located on the south side of US 41, approximately one-half mile southeast of Manatee Road and, opposite and southeast from Naples Reserve Boulevard**, in Section 12, Township 51 South, Range 26 East, Collier County, Florida. (Companion PL20160000226 Torres Family Trust PUDZ) [Coordinator: Corby Schmidt, AICP, Principal Planner]

**NOTE: This item has been continued from the April 19, 2018 CCPC meeting:**

- D. **PL20160000226:** 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 Rural Agricultural (A) zoning district to a Commercial Planned Unit Development (CPUD) zoning district for the project known as **Torres Family Trust CPUD** to allow development of up to 60,000 square feet of gross floor area of commercial uses including

air conditioned mini self-storage warehousing, and allowing assisted living facilities at a floor area ratio of .60 and by providing an effective date. The property consists of ±5.8 acres and is **located on the south side of US 41, approximately one-half mile southeast of Manatee Road and, opposite and southeast from Naples Reserve Boulevard**, in Section 12, Township 51 South, Range 26 East, Collier County, Florida. (Companion to PL20160002771/CPSS-2016-2) [Coordinator: Timothy Finn, AICP, Principal Planner]

- E. **PL20160003482:** A Resolution of the Collier County Planning Commission for an **insubstantial change** to Ordinance No. 2008-06, as amended, the **Pezzettino Di Cielo RPUD**, to add two deviations relating to landscape buffers and fence/wall height, to delete one deviation relating to cul de sac length, to modify development standards relating to minimum principal and accessory structure setbacks, to add a new cross section exhibit, and to revise the Master Plan to reconfigure the site layout. The subject property is **located on the east side of Livingston Road, approximately one-half mile north of Veterans Memorial Boulevard**, in Section 12, Township 48 South, Range 25 East, Collier County, Florida, consisting of ±17.52 acres. [Coordinator: Nancy Gundlach, AICP, Principal Planner]
- F. **PL20160002584:** 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 Golden Gate Area Master Plan and Golden Gate Area Future Land Use Map by revising the conditional uses subdistrict to allow for the construction of a church or place of worship. The subject property is **located at the southeast corner of Golden Gate Boulevard and Collier Boulevard** in Section 11, Township 49 South, Range 26 East, consisting of 6.25 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 PL20160002577) [Coordinator: Sue Faulkner, Principal Planner]
- G. **PL20160002577:** A Resolution of the Board of Zoning Appeals of Collier County, Florida, providing for the establishment of a **conditional use to allow a church within an Estates Zoning District** pursuant to Section 2.03.01.B.1.c.1 of the Collier County Land Development Code for property **located on the southeast corner of Golden Gate Boulevard and Collier Boulevard** in Section 11, Township 49 South, Range 26 East, Collier County, Florida. (Companion to PL20160002584) [Coordinator: James Sabo, AICP, Principal Planner]
- H. 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, to **require permanent emergency generators at residential developments with a clubhouse or community center and at facilities with fuel pumps and assisted living facilities or nursing homes**, to allow yard encroachments and reduced planting areas for permanent emergency generators at facilities with fuel pumps and assisted living facilities or nursing homes, to **amend landscape requirements to provide minimum size of replacement trees in shopping centers and prohibit slash pine and bald cypress**, 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 4.02.01 Dimensional Standards for Principal Uses in Base Zoning Districts, Section 4.05.04 Parking Space Requirements, Section 4.06.01 Generally, Section 4.06.02 Buffer Requirements, Section 4.06.03 Landscaping Requirements for Vehicular Use Areas and Rights-of-Way, Section 4.06.05 General Landscaping Requirements, Section 4.07.02 Design Requirements; Chapter Five – Supplemental Standards, including Section 5.05.04 Group Housing, Section 5.05.05 Facilities with Fuel Pumps, adding new Section 5.05.17 Residential Developments with Community Clubhouses or Recreational Facilities; Chapter Ten – Application, Review, and Decision-

Making Procedures, including Section 10.02.03 Requirements for Site Development, Site Improvement Plans and Amendments Thereof; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Jeremy Frantz, AICP, LDC Manager]

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJOURN

CCPC Agenda/Ray Bellows/jmp