

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., MAY 17, 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 30, 2018 CCPC/LDC “Special meeting”**
6. BCC REPORT- RECAPS
7. CHAIRMAN’S REPORT
8. CONSENT AGENDA
9. ADVERTISED PUBLIC HEARINGS:

Note: This item has been continued from the May 3, 2018 CCPC meeting:

- A. **PL20160002584/CPSS-2017-1**: 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]

Note: This item has been continued from the May 3, 2018 CCPC meeting:

- B. **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]

Note: This item has been continued from the March 1, 2018, CCPC meeting and the April 5, 2018 CCPC meeting:

- C. **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]
- D. **PL20170002382:** An Ordinance of the Board of County Commissioners of Collier County, Florida amending Ordinance Number 12-26, as amended, the **Bent Creek Preserve RPUD**, to amend the Master Plan to change the designation of a 1.27± acre area in the northwest portion of the PUD from Recreation Area (“RA”) to Residential (“R”), to remove cellular communication towers from the list of permitted principal uses in Tract RA, to reduce the minimum front yard setback for single-family attached and townhouse to 15 feet, and to add a footnote to the Development Standards Table relating to front yard setbacks on corner lots for property consisting of 138.4± acres, **located approximately one-half mile east of the intersection of Collier Boulevard and Immokalee Road**, in Section 26, Township 48 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, Principal Planner]

Note: This item has been continued from the May 3, 2018 CCPC meeting:

- 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, 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]

- F. **PL20160002360/CP-2016-3**: An Ordinance of the Board of County Commissioners amending Ordinance 89-05, as amended, the Collier County **Growth Management Plan**, specifically amending the Future Land Use Element and map series to remove the **Goodlette/Pine Ridge Commercial Infill subdistrict** from the Urban Commercial district and to add the Goodlette/Pine Ridge Mixed-Use subdistrict to the Urban Mixed-Use district, to allow up to 375 multi-family residential rental dwelling units and 275,000 square feet of gross leasable commercial development, and furthermore recommending transmittal of the amendment to the Florida Department of Economic Opportunity. The subject property is **31 acres and located at the northeast quadrant of Pine Ridge Road and Goodlette-Frank Road** in Section 10, Township 49 South, Range 25 East, Collier County, Florida. (Companion to PL20160002306) [Coordinator: Sue Faulkner, Principal Planer]

- G. **PL20160002306**: An Ordinance of the Board of County Commissioners of Collier County, Florida, amending Ordinance Number 99-94 the **Pine Ridge Commons Planned Unit Development (PUD)**, to add 375 multi-family dwelling units as permitted uses in the commercial district in the areas designated on the master plan; by adding development standards for residential structures; by providing a conversion rate from commercial to residential; by revising Exhibit A, the PUD master plan and providing for an effective date. The subject property is **located on the northeast quadrant of the intersection of Pine Ridge Road and Goodlette-Frank Road** in Section 10, Township 49 South, Range 25 East, Collier County, Florida. (Companion to PL20160002360) [Coordinator: Tim Finn, Principal Planner]

10. NEW BUSINESS

11. OLD BUSINESS

12. PUBLIC COMMENT

13. ADJOURN

CCPC Agenda/Ray Bellows/jmp