

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 9:00 A.M., MAY 16, 2019, 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 4, 2019 and April 18, 2019**
6. BCC REPORT- RECAPS
7. CHAIRMAN'S REPORT
8. CONSENT AGENDA
9. PUBLIC HEARINGS

A. ADVERTISED:

Note: This item has been continued from the April 18, 2019 CCPC meeting:

1. **PL20170000768:** 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 Mixed Use Planned Unit Development (MPUD) Zoning District for the project to be known as the **Baumgarten MPUD**, to allow construction of a maximum of 400 multifamily and/or townhouse residential dwelling units and up to 140 hotel/motel rooms and up to 370,000 square feet of commercial land uses **at the southeast quadrant of Immokalee Road and Collier Boulevard**, in Section 26, Township 48, Range 26, Collier County, Florida, consisting of 55.66+/- acres; and by providing an effective date. [Coordinator: Nancy Gundlach, AICP, Principal Planner]

2. **PL20180003069**: A Resolution of the Collier County Board of County Commissioners amending the **Town of Ave Maria Stewardship Receiving Area (SRA)** to revise the SRA master plan in accordance with Section 4.08.07.F.4 of the Land Development Code, and specifically to: remove from the boundary of the SRA 12.19 acres of neighborhood general in the northeast corner of the SRA; remove from the eastern boundary of the SRA .55 acres of neighborhood general, at the intersection of Camp Keais Road and Pope John Paul II Boulevard; and to add to the southern boundary of the SRA 12.74 acres of neighborhood general, to the south of Bellerawalk Circle; and to revise Appendix A of the Town Plan, the legal description. The subject property is **located north of Oil Well Road and west of Camp Keais Road** in Sections 31 through 33, Township 47 South, Range 29 East and Sections 4 through 9 and 16 through 18, Township 48 South, Range 29 East in Collier County, Florida. [Coordinator: Gil Martinez, Principal Planner]

3. **LDC Amendments**: 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 add a review process for **airspace obstructions; to add airport land use restrictions; to add outdoor lighting limitations on single family dwellings, two family dwellings and duplex dwellings; to allow additional pricing signage for facilities with fuel pumps and allow electronic message boards for price signage; to add standards and requirements for permanent emergency generators for single family and two family dwellings**; 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 Two – Zoning Districts and Uses, including Section 2.03.07 Overlay Zoning Districts, Chapter Four – Site Design and Development Standards, including Section 4.02.01 Dimensional Standards for Principal Uses in Base Zoning Districts, Section 4.02.06 Standards for Development in Airport Zones, Section 4.02.08 Outside Lighting Requirements, Chapter Five – Supplemental Standards, adding Section 5.03.07 Permanent Emergency Generators, and including Section 5.05.05 Facilities with Fuel Pumps, Section 5.06.00 Sign Regulations and Standards by Land Use Classification, Section 5.06.06 Prohibited Signs, and Appendix D Airport Zoning; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Jeremy Frantz, AICP, LDC Manager]

4. **LDC Amendments: PL20180003473**: 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 **create a minimum separation requirement of 1,320 feet between self-storage buildings on U.S. 41, from the east side of Airport-Pulling Road to the west side of Price Street/Triangle Boulevard, and to create a waiver process from the minimum separation requirements under certain circumstances**, 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 One – General Provisions, including Section 1.08.02 Definitions; Chapter Two – Zoning Districts and Uses, including Section 2.03.03 Commercial Zoning Districts; Chapter 5 – Supplemental Standards, including the addition of Section 5.05.16, Separation of Self-Storage Buildings; and Chapter 10 – Application, Review, and Decision-Making Procedures, including Section 10.03.06 Public Notice and Required Hearings for Land Use Petitions; Section Four, Conflict and Severability; Section Five, Inclusion in the Collier County Land Development Code; and Section Six, Effective Date. [Coordinator: Eric Johnson, AICP, Principal Planner]

B. NOTICED:

10. NEW BUSINESS
11. OLD BUSINESS
12. PUBLIC COMMENT
13. ADJOURN