

PLANNING AND ZONING BOARD MINUTES October 23, 2019 Page 8

Mr. Wemyss responded that it would be difficult to envision, because all of the site requirements, including parking, would have to be accommodated on-site and because of the required buffers. He stated that RM-45 zoning, not RM-20, is preferable because it would be consistent with the underlying future land use plan.

Mr. Stacer commented that there is some angst about the proposed height at levels even above the Planning and Zoning Board, but that it seems that this Board would not be opposed to a 7-unit townhome project as currently proposed. He pointed out that a rezoning cannot be approved with conditions, and he strongly recommended that the applicant consider these concerns about potential high-rise buildings before going to the City Commission.

MOTION was made by Carla Coleman and seconded by Richard Klosewicz to recommend approval of the Rezoning PZ #18-13000003 as described in the staff report. All voted in favor of the motion

**4. NATJACK, LLC & LIVING TRUST OF MERRILL E. PRIDEMORE / Powerline/MLK Commerce Center
Planning and Zoning No. 19-13000007
Commission District: 5**

Consideration of the REZONING submitted by **BRYAN HUSSEY** on behalf of the **NATJACK, LLC** is requesting to rezone the subject property from B-3 (General Business) to B-4 (Heavy Business). The site includes three parcels, which are currently vacant.

AKA: 2150 S. Hammondville Road
ZONED: B-3 (General Business)
PROPOSED: B-4 (Heavy Business)
STAFF: Max Wemyss (954) 786-4671

Mr. Wemyss explained that the subject property contains three parcels and that there is a site plan to go along with this rezoning request which is also on the Board's agenda. The applicant has requested that they present both the rezoning and site plan together and the Board can vote on both items separately. The proposed B-4 rezoning would allow for the proposed warehouse/distribution use.

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following recommendation, and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the rezoning request as the Board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use goals and policies.

PLANNING AND ZONING BOARD MINUTES October 23, 2019 Page 9

Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals and Policies listed in Section 'A' of this report.

Staff recommends alternative motion number I.

Ms. Nectaria Chakas (1401 E. Broward Blvd. #303, Fort Lauderdale, FL) presented herself to the Board as the attorney for the applicant. She told the Board that she intends to provide one presentation for both the rezoning application and the site plan application. She stated that site has been vacant for many years and has not received much attention until now. The applicant has found that there is a strong command for Class-A warehouse space with retail frontage, which the current B-3 zoning does not allow. She stated that the target tenants are relatively small, with space for a total of 8, each space being 4,000 sq. ft. She noted that most warehousing developments in the area are much larger operations. She stated that the rezoning request is consistent with the future land use plan and provides a good transition from industrial properties to the north. She gave an overview of the proposed site plan, noting the high amount of impervious space provided. She stated that there is a sexually-oriented business to the immediate east and industrial use to the north. She noted that there is a bus stop in front of the site and stated that they will be providing a bus pad as a part of their development. The front of the building will have retail entrances and the loading will be provided in the rear and have an access from Powerline Road. She noted that they have provided revisions to the Landscape Plan in accordance with the Urban Foresters comments, and added that the Collier City Civic Association has submitted a letter of support.

Mr. Stacer noted the list of voluntarily prohibited B-4 uses that the applicant has submitted. He noted that self-storage is a permitted B-4 use but that the City is imposing a moratorium on this use due to this use being oversaturated. He stated that the City would fight the development of a self-storage facility occurring on this site.

Mr. Stacer also stated that a brewery with alcohol sales may not be a favorable use to the Collier City Civic Association. Also, he asked if there is any proposed outdoor storage.

Ms. Chakas responded that there is not.

Mr. Stacer asked if permission is needed from the CRA for rezonings. He commented that the CRA Advisory Boards should be made aware of rezoning applications.

Mr. Wemyss stated that this site is just outside the Northwest CRA district. He added that any project that is reviewed by the DRC includes notice to CRA staff. He added that

PLANNING AND ZONING BOARD MINUTES October 23, 2019 Page 10

CRA staff could recommend that a controversial item be placed on a meeting agenda of the Advisory Board.

Mr. Stacer reminded the Board to be cognizant of what kinds of development is approved on roads that lead to the major redevelopment of the casino site.

Ms. Smith commented that the meeting summary provided is not from the Civic Association.

Ms. Chakas responded that the meeting summary was provided by the applicant, but that an actual letter of support from the Civic Association was also provided.

Mr. Stacer commented that the letter was just recently provided.

Mr. Stacer asked if anyone from the audience wished to speak. There were none.

Mr. Miller commented that he is familiar with this particular site and he believes the project will benefit the area.

MOTION was made by Richard Klosiewicz and seconded by Willie Miller to recommend approval of the Rezoning PZ #19-13000007. All voted in favor of the motion.

I. MAJOR SITE PLAN

5. NATJACK, LLC & LIVING TRUST OF MERRILL E. PRIDEMORE / POWERLINE/MLK BLVD. COMMERCE CENTER
Planning and Zoning No. 19-12000008
Commission District: 5

Consideration of the MAJOR SITE PLAN submitted by **MICHAEL GAI** on behalf of the **LIVING TRUST OF MERRILL E. PRIDEMORE** in order to construct one new warehouse building on a vacant site, with associated parking, loading, landscaping and buffers. The total footprint of the proposed buildings is 41,520 sq. ft. on a 153,341 sq. ft. (3.52 acre) site (lot coverage of 27.1%).

AKA: 2150 Hammondville Road
ZONED: B-3 (General Business)
STAFF: Max Wemyss (954) 786-4671

*****NOTE: See agenda item #4 above for the discussion that occurred for this item.*****

PLANNING AND ZONING BOARD MINUTES October 23, 2019 Page 11

Pursuant to §155.2304.C, [Applications Subject to Staff Recommendation,] the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. The Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Pending Approvals:
 - a. PZ19-14000004 – The Plat must be approved.
 - b. PZ19-13000007 – The site plan approval is contingent upon the approval of the rezoning application to allow for the proposed use.
 - c. Unity of Title for the subject properties must be obtained prior to building permit approval.
2. The CPTED Narrative States “Cameras will be provided on all four corners of the building for site surveillance.” Show the Camera locations/details on the “Public Safety Plan” and on Building Elevations for inspection purposes.
3. The Landscape Plan has substituted many required Site and Perimeter Buffer Trees with Understory Trees due to the presence of overhead utilities. Provide evidence from the utility company that undergrounding of the utility lines will be detrimental to the overall safety and/or reliability of the circuit, pursuant to Code Section 155.5509. Utility Lines Location, so the Urban Forestry Division may evaluate the proposed understory trees.
4. Provide clarification on “Superior Landscape Design” as provided within the planting near the south-east corner of the building and detail how the superior design exceeds the planting volume that would otherwise be required.
5. Building permit plans are subject to compliance with all applicable Code requirements, including but not limited to DRC comments issued for this site plan.
6. Landscape and Irrigation Plans must comply with Zoning Code requirements as verified by the City’s Urban Forestry Division.
7. This project will require a Master Sign Program, which must be approved by the Architectural Appearance Committee, prior to the issuance of any building permit for any signage on the property.

Ms. Kovac asked for clarification of staff condition #3.

Mr. Wemyss responded that this is an attempt to implement the code requirement that overhead utility lines are placed underground.

Ms. Kovac asked if there are any cases where the utility would reject this.

PLANNING AND ZONING BOARD MINUTES October 23, 2019 Page 12

Mr. Wemyss responded that there could be reasons the utility would not want to underground utilities, such as if the lines had recently been hardened or if the site is a small infill lot.

Ms. Smith asked if the entrance and exit for semi-trucks will only be from Powerline and not from MLK.

Ms. Chakas responded that the site actually is not being designed for 18-wheelers and that it would not be convenient for trucks to use the front entrance.

Mr. Stacer asked if there any different parking requirements for the different uses proposed.

Ms. Chakas responded that the property is over-parked in order to accommodate retail or office spaces.

Mr. Stacer ask if staff would keep track of this.

Mr. Wemyss responded that the Zoning Use Certificate review would ensure that uses are consistent with the parking requirements.

Mr. James Saunders recommended that staff present the major site plan application and allow the public a chance to speak for this particular item.

Mr. Wemyss provided the recommended conditions of approval (*note: listed above*) and stated that staff recommends approval.

Mr. Stacer asked if anyone from the audience wished to speak. There were none.

MOTION was made by Richard Klosewicz and seconded by Darlene Smith to recommend approval of the Major Site Plan PZ #19-12000008 per the 7 conditions as described in the staff report. All voted in favor of the motion.

H. OTHER BUSINESS

6. Text Amendments- Historic Dune Vegetation Line

Mr. Matt Edge, Planner, presented himself to the Board and explained that this proposed text amendment would revise the definition of what was previously called the “Dune Vegetation Line”. He explained that this line was originally defined in 1959 with an aerial photograph and served as the rear setback line for properties on the beach. He stated that the City recently had a survey of the beach conducted to establish a new, easier to use line. He stated that this amendment will clean up some language in the code and that the line will now be referred to as the “Historic Dune Vegetation Line”.

Ms. Kovac commented that she found this very interesting.