

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 8:30 A.M., THURSDAY, MARCH 29, 2007, IN CONFERENCE ROOMS 609/610 AT COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES, 2800 NORTH HORSESHOE DRIVE, NAPLES, FLORIDA 34104:

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 CLERK
3. PLANNING COMMISSION ABSENCES
4. 2005 GROWTH MANAGEMENT PLAN AMENDMENTS – TRANSMITTAL CYCLE

“THE CCPC MAY MODIFY THE ORDER OF THIS AGENDA BASED UPON THE NUMBER OF PUBLIC SPEAKERS SIGNED UP TO SPEAK ON A PARTICULAR ITEM(S).”

- A. **CP-2005-1**, Petition requesting an amendment to the Golden Gate Area Master Plan (GGAMP) and Golden Gate Area Master Plan Future Land Use Map (GGAMP/FLUM) and Map Series, to create “Golden Gate Boulevard and Weber Boulevard Neighborhood Center”, to allow up to 45,000 square feet of retail, office and personal service uses, for property located at the SE corner of Golden Gate Boulevard/Collier Boulevard (CR-951), in Section 11, Township 49 South, Range 26 East, consisting of 4.14± acres. [**Coordinator: Michael Bosi, AICP, Principal Planner**] **This petition was withdrawn by the petitioner at the March 5, 2007 hearing.**
- B. **CP-2005-2**, Petition requesting an amendment to the Golden Gate Area Master Plan (GGAMP) and Golden Gate Area Master Plan Future Land Use Map (GGAMP/FLUM) and Map Series, to expand “Wilson Boulevard/Golden Gate

Boulevard Neighborhood Center”, to allow neighborhood commercial of approximately an additional 60,000 square feet, for property located at the SE corner of Golden Gate Boulevard and 1st Street SW, in Section 9, Township 49 South, Range 27 East, consisting of 7± acres. **[Coordinator: Tom Greenwood, AICP, Principal Planner] This petition was recommended to BCC not to transmit. 7-0 at the March 5, 2007 hearing.**

- C. **CP-2005-3**, Petition requesting an amendment to the Golden Gate Area Master Plan (GGAMP) and Golden Gate Area Master Plan Future Land Use Map (GGAMP/FLUM) and Map Series, to create the “Gonzalez - Immokalee Road Commercial Subdistrict” for property designated on the Golden Gate Area Future Land Use Map as Estates - Mixed Use District, to allow up to 40,000 square feet of retail, office and personal service uses, for property located on the SE corner of Immokalee Road and Wilson Boulevard, in Section 27, Township 48 South, Range 27 East, consisting of 5.17± acres. **[Coordinator: Corby Schmidt, Principal Planner] This petition was withdrawn by the Petitioner at the March 5, 2007 hearing.**
- D. **CP-2005-4**, Petition requesting an amendment to the Golden Gate Area Master Plan (GGAMP) and Golden Gate Area Master Plan Future Land Use Map (GGAMP/FLUM) and Map Series, to create the “Townsend Livingston Road Commercial Subdistrict”, to allow up to 40,000 square feet of commercial professional and general office uses, for property located at the NE corner of Golden Gate Parkway and Livingston Road, in Section 30, Township 49 South, Range 26 East, consisting of 5± acres. **[Coordinator: Michele Mosca, AICP, Principal Planner] This petition was withdrawn by the petitioner at the March 5, 2007 hearing.**
- E. **CP-2005-5**, Petition requesting an amendment to the Golden Gate Area Master Plan (GGAMP), to amend the Golden Gate Estates Commercial Infill Subdistrict, to expand the Subdistrict by 13 acres, allow up to 115,000 square feet of intermediate commercial, and general office uses and allow residential uses at 15 dwelling units per acre, for property located at the NW corner of Golden Gate Parkway and Santa Barbara Boulevard, in Section 29, Township 49 South, Range 26 East, consisting of 18± acres. **[Coordinator: Michele Mosca, AICP, Principal Planner] This petition was recommended to the BCC not to transmit. 7-0 at the March 5, 2007 hearing.**
- F. **CP-2005-6**, Petition requesting an amendment to the Golden Gate Area Master Plan (GGAMP) and Golden Gate Area Master Plan Future Land Use Map (GGAMP/FLUM) and Map Series, to create the “Golden Gate Parkway Institutional Subdistrict”, to allow for the expansion and continued operation of the David Lawrence Center and the Church of God, and, to allow additional institutional and related uses, for property located on the north side of Golden Gate Parkway, specifically Tracts 43, 50, 59, and 66, Unit 30, Golden Gate Estates, Section 29, Township 49 South, Range 26 East, consisting of 16.3± acres. **[Coordinator: Michele Mosca, AICP, Principal Planner] This petition was recommended to BCC to transmit with stipulations. 7-0 at the March 5, 2007 hearing.**

- G. **CP-2006-4**, Petition requesting an amendment to the Golden Gate Area Master Plan (GGAMP), to modify the Conditional Uses Subdistrict, Transitional Conditional Uses provision, to allow a church as a Transitional Conditional Use for the subject site abutting a residential use, for property located on the south side of Immokalee Road and $\pm 300'$ east of Oakes Boulevard, in Section 29, Township 48 South, Range 26 East, consisting of $2.6\pm$ acres. [**Coordinator: Corby Schmidt, Principal Planner**] **This petition was continued to March 29, 2007 at the March 5, 2007 hearing.**
- H. **CP-2005-7**, Petition requesting an amendment to the Future Land Use Element (FLUE), to modify “Livingston/Pine Ridge Commercial Infill Subdistrict” to add retail uses and increase building square footage from 40,000 to 70,000 feet, for property located at the NW corner of Pine Ridge Road and Livingston Road, in Section 12, Township 49 South, Range 25 East, consisting of $10.47\pm$ acres. [**Coordinator: Marcia Kendall, Senior Planner**] **This petition was recommended to the BCC to transmit. 6-3 at the March 22, 2007 hearing.**
- I. **CP-2005-8**, Petition requesting an amendment to the Future Land Use Element (FLUE) and Future Land Use Map (FLUM) and Map Series, to change the designation of the subject site from Rural Fringe Mixed Use District (RFMUD) Sending Lands with Natural Resource Protection Area Overlay (NRPA) to RFMUD Neutral Lands, but impose the same restrictions as Sending-NRPA - or prohibit all development, for property located 2.75 miles north of Immokalee Road in Section 11, Township 48 South, Range 26 East, consisting of $160\pm$ acres. [**Coordinator: Michael Bosi, AICP, Principal Planner**] **This petition was withdrawn by the Petitioner at the March 5, 2007 hearing.**
- J. **CP-2005-9**, Petition requesting an amendment to the Future Land Use Element (FLUE) and Future Land Use Map (FLUM) and Map Series, to create the “Corkscrew Island Neighborhood Commercial Subdistrict” for property designated on the Future Land Use Map as Rural Fringe Mixed Use District, Neutral Lands, to allow up to 90,000 square feet of retail, office and personal service uses, for property located at the NW corner of Immokalee Road and Platt Road, in Section 27, Township 47 South, Range 27 East, consisting of $8\pm$ acres. [**Coordinator: Corby Schmidt, Principal Planner**] **This petition was recommended to BCC not to transmit. 7-2 at the March 22, 2007 hearing.**
- K. **CP-2005-10**, Petition requesting an amendment to the Future Land Use Element (FLUE) and Future Land Use Map (FLUM) and Map Series, to establish the “Naples Big Cypress Commerce Center Subdistrict”, to allow up to 88,110 square feet of general and heavy commercial uses, consistent with the C-4 and C-5 zoning districts of the Land Development Code, for property located at the NW corner of US-41 East and Trinity Place, in Section 17, Township 51 South, Range 27 East, consisting of $9.79\pm$ acres. [**Coordinator: Michele Mosca, AICP, Principal Planner**] **This petition was continued to March 29, 2007.**
- L. **CP-2005-11**, Petition requesting an amendment to the Future Land Use Map (FLUM), to change the designation of the site from Rural Fringe Mixed Use District Receiving Lands to “Rural-Industrial District”, to allow for approximately 500,000 square feet of building space for warehouse and manufacturing uses, for property located on the north side of US-41 East and

1,000' west of Trinity Place, in Section 18, Township 51 South, Range 27 East, consisting of 42.5± acres. **[Coordinator: Tom Greenwood, AICP, Principal Planner] This petition was continued to March 29, 2007.**

- M. **CP-2005-12**, Petition requesting an amendment to the Future Land Use Element (FLUE) and Future Land Use Map (FLUM) and Map Series, to create the “North Belle Meade Special Use Subdistrict” for property designated on the Future Land Use Map as Rural Fringe Mixed Use District, Sending Lands and North Belle Meade Overlay, to allow earth mining, oil extraction and related processing, asphalt and concrete batch-making plants and their related uses, and all Sending Lands permitted uses, conditional uses and rights as permitted uses, and requesting an amendment to the Conservation and Coastal Management Element (CCME), to reduce the Preservation and Native Vegetation Retention Standards from 80 percent to 40 percent for this Subdistrict, for property located in Sections 29, 31 and 32, Township 49 South, Range 27 East, consisting of 950± acres. **[Coordinator: Corby Schmidt, Principal Planner] This petition was recommended to BCC not to transmit. 7-1 at the March 22, 2007 hearing.**
- N. **CP-2005-13**, Petition requesting an amendment to the Future Land Use Element (FLUE) and Future Land Use Map (FLUM) and Map Series, to create the “Collier Boulevard Community Services Subdistrict” for property designated on the Future Land Use Map as Urban Mixed Use District, Urban Residential Fringe Subdistrict, to allow up to 368,000 square feet of church-sponsored institutional and residential uses, and allow non-church sponsored residential uses at 4.5 dwelling units per acre, up to 296 market rate and Essential Services Personnel Housing units, for property located on the east side of Collier Blvd. (CR-951), one-half mile north of Rattlesnake-Hammock Road (within the First Assembly of God PUD site), in Section 14, Township 50 South, Range 26 East, consisting of 69± acres. **[Coordinator: Corby Schmidt, Principal Planner] This item was continued to March 29, 2007 at the March 22, 2007 hearing.**
- O. **CPSP-2005-14**, Petition requesting an amendment to the Future Land Use Map (FLUM), to re-designate Rural Fringe Mixed Use District Sending Lands to either Neutral Lands or Receiving Lands, for 96 properties located within Section 34, Township 47 South, Range 27 East, and Section 3, Township 48 South, Range 27 East, and Section 11, Township 48 South, Range 26 East, and Section 25, Township 49 South, Range 26 East, and Sections 13, 14, 22, 27, 29 and 32, Township 49 South, Range 27 East, and Sections 15 and 21, Township 51 South, Range 27 East, consisting of +3,641 acres total. **[Coordinator: David Weeks, AICP, GMP Planning Manager] This petition was recommended to BCC to transmit, except for 5 parcels listed as represented by Don Lester (due to question of authority to represent those land owners). 4-3 at the March 22, 2007 hearing.**
- P. **CPSP-2005-15**, Petition requesting an amendment to the Transportation Element (TE), to add new Policies 3.5, 3.6, 3.7 and 3.8, introducing Thoroughfare Corridor Protection Plans (TCPPs), Transportation Corridor Preservation Maps (TCPMs), and associated tables and ordinances, to provide for the protection and acquisition of existing and future transportation corridors. **[Coordinator: Don Scott, Transportation Planning Director] This petition was recommended to BCC not to transmit. 6-0 at the March 22, 2007 hearing.**