

AGENDA
Revised III

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 8:30 A.M., THURSDAY, JANUARY 17, 2008, IN THE BOARD OF COUNTY COMMISSIONERS MEETING ROOM, ADMINISTRATION BUILDING, COUNTY GOVERNMENT CENTER, 3301 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 – NOVEMBER 28, 2007, LDC MEETING; DECEMBER 6, 2007 REGULAR MEETING
6. BCC REPORT- RECAPS – DECEMBER 4, 2007, SCHOOL CONCURRENCY AMENDMENT TRANSMITTAL HEARING
7. CHAIRMAN'S REPORT
8. ADVERTISED PUBLIC HEARINGS (**NOTE:** Item 9-A , CONSENT AGENDA ITEM **to be heard prior to 8-A**)

- A. Petition: PUDA-2006-AR-10176, **Craig T. Bouchard, manager of Tennis Realty LLC**, represented by Michael Fernandez of Planning Development Inc., is requesting an amendment to the **Naples Bath and Tennis Club PUD** to revise the site development plan approval process for the transient lodging facilities accessory use and adding development standards for transient lodging facilities, by amending the development plan cover page; by amending Section II, Project Development, Subsection 2.3.B.; by amending Section IV, Tract B: Recreational Club Development, Subsection 4.3.B.3); by amending Section IX. Development Standards, adding Section 9.12, Transportation Improvements and any other stipulations or regulations that may result from the amendment process pertaining to transient lodging facility units within the 20± acre Tract B of the 153.7 acre project. The subject property is **located on the west side of Airport-Pulling Road, between Pine Ridge Road and Golden Gate Parkway** in Section 14, Township 49S, Range 25E, Collier County, Florida. (Coordinator: Kay Deselem)

- B. Petition: CU-2007-AR-12384, **Enterprise Leasing Company d/b/a Enterprise Rent-a-Car**, applicant and owner, is requesting a Conditional Use pursuant to LDC Section 2.04.03 for a rental car agency within the C-4 zoning district. The subject property is located **13560 Tamiami Trail North, Suite 8**, Section 15, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: Willie Brown)
- C. Petition: RZ-2007-AR-12044, **Barry Goldmeier**, represented by Shaun Mularkey, AICP, of Coastal Engineering Consultants, Inc., is requesting a rezone from the Estates - (E) Zoning District to the Residential Multi-Family-16 (RMF -16) Zoning District for a multi-family residential development with a maximum density of 15 units per acre or 140 dwelling units on a 9.33 acre site to be known as **Immokalee, LLC**. The property is located at the **southwest corner of the intersection of County Road 846 and School Road** in Section 9, Township 47 South, Range 29 East, Collier County, Florida. (Coordinator: Willie Brown)
- D. Petition: PUDZ-2006-AR-10171, **Eastbourne Bonita, LLC**, represented by Laura Spurgeon, of Johnson Engineering, Inc., and Patrick G. White, Atty. of Porter, Wright, Morris & Arthur, LLP., requesting a rezone from the Agricultural (A) and Special Treatment (ST) Overlay Zoning District to the Residential Planned Unit Development (RPUD) Zoning District for project known as **Brandon RPUD**, for the development of 204 single-family and multi-family residential units. The subject property, consisting of 51.1 acres, is located on the **southeast corner of the intersection of Livingston Road and Veterans Memorial Boulevard**, Section 13, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: Melissa Zone) CONTINUED TO 2/7/08
- E. Petition: LDCA-2007-AR-12695, **R. Bruce Anderson of Roetzel and Andress**, requests a Land Development Code Amendment for Section 1.04.04 **Reduction of Required Site Design Requirements**. This request for the **2008 Special Cycle 1a**. (Coordinator: Catherine Fabacher)

9. CONSENT AGENDA ITEMS

- A. Petition: PUDZ-2005-AR-9127, **Myrtle Woods, L.L.C**, represented by Dwight Nadeau, of RWA, Inc., requesting a rezone from C-4, and PUD to CPUD for a project known as the **Myrtle Woods CPUD**. The existing PUD sunsetted in 2003 and provided for a maximum of 45 residential units and commercial development on a 5.66+/- acres of land. This rezone request will revitalize the Myrtle Woods PUD on the 5.66+/- acre project and add a 1.38 +/- acre parcel currently zoned C-4 to create a unified commercial development on the now 7.0+/- acre site. The subject property is located at the **southeast corner of the intersection of Tamiami Trail East and Myrtle Lane** in Section 29, Township 50 South, Range 26 East, Collier County, Florida. (Coordinator: Melissa Zone) **To be heard first**

10. OLD BUSINESS

11. NEW BUSINESS

11. PUBLIC COMMENT ITEM

12. DISCUSSION OF ADDENDA

13. ADJOURN

1/17/07 CCPC Agenda/RB/sp