

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 8:30 A.M., THURSDAY, APRIL 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 - FEBRUARY 25, 2008, SPECIAL MEETING (COCOHATCHEE); MARCH 6, 2008, REGULAR MEETING
6. BCC REPORT- RECAPS – Not Available at this time
7. CHAIRMAN'S REPORT
8. CONSENT AGENDA ITEMS
 - A. Petition: PUDZ-2006-AR-10875, Q. Grady Minor, representing **KRG 951 and 41, LLC**, is requesting a PUD Rezone from the Agricultural (A), Commercial Convenience (C-2), General Commercial (C-4) and Artesa Pointe PUD zoning districts, to the Commercial Planned Unit Development (CPUD) zoning district for the **Tamiami Crossing CPUD**, which would allow a maximum of 235,000 square feet of commercial uses. The +25.45 acre property is located in Section 3, Township 51 South, Range 26 East, Collier County, Florida. (Coordinator: John-David Moss) HEARD ON 3/20/08
 - B. Petition: VA-2007-AR-12668, **B&B Cash Grocery Stores, Inc.**, represented by Charlie Martin, requesting a Variance of 14 feet to replace an automobile service station canopy that was destroyed by Hurricane Wilma; and a Variance of seven feet to relocate two fuel pump dispensers. The ±0.81-acre subject property is zoned Village Residential (VR) and General Commercial (C-4)/Main Street Overlay Subdistrict (MSOSD) and is located at **401 1st Street South**, South Immokalee Heights Unit, Section 4, Township 47 South, Range 29 East, Collier County, Florida. (Coordinator: John-David Moss) HEARD ON 4/3/08

- C. Petition: CU-2007-AR-11394, **The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints**, represented by Bruce Anderson of Roetzel and Andress, is proposing a **Conditional Use** of the Commercial Professional and General Office (C-1) Zoning District with a SR29 Commercial Subdistrict Overlay (C-1-SR29-COSD) and the RSF-3 (Residential Single-Family) Zoning District for a Church/Place of Worship, pursuant to LDC Section 2.04.03, Table 2. The 16.8-acre site is located at **635 State Road 29**, in Section 32, Township 46 South, Range 29 East, Immokalee, Collier County, Florida. (Coordinator: John-David Moss) HEARD ON 4/3/08
- D. The 2006 Transmittal Cycle Growth Management Plan Amendments Exhibit "A" Text Changes as per CCPC Recommendation to BCC for hearings held on Monday, March 17, 2008 for **Petitions CP-2006-5, CP-2006-7, CP-2006-8, CP-2006 -9, CP-2006-10** and March 28, 2008 for **Petition CPSP-2006-13**, all prior to special BCC hearing scheduled for April 15, 2008.

9. ADVERTISED PUBLIC HEARINGS

- A. Petition: CU-2006-AR-11046, **VI Partners, LTD**, represented by Richard Yovanovich of Goodlette, Coleman, Johnson Yovanovich & Koester, P.A., requesting a Conditional Use for the **Moraya Bay Beach Club** to allow a private club in the Residential Tourist (RT) zoning district and the Vanderbilt Beach Resort Tourist Overlay district (VBRTO) of the Collier County Land Development Code (LDC), as specified in Sections 2.03.02.E for the RT Zoning District and 2.03.07.L for the VBRTO. The proposed private club will be located within the residential building. Public restrooms are proposed along the north property line, with a portion of the building located on site and the remainder located within the Bluebill Avenue right-of-way. The subject property, consisting of 4.96± acres, is located at **11125 Gulf Shore Drive**, on the corner of Gulf Shore Drive and Bluebill Avenue, in Section 29, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: Kay Deselem)
- B. Petition: BD-2007-AR-12653, **Martin Hussey**, represented by Eric Schneider, of Turrell, Hall and Associates, Inc., requesting a 23-foot boat dock extension over the maximum 20-foot limit as provided in section 5.03.06 of the LDC to allow a **43-foot dock facility to accommodate one vessel**. The subject property is located at **173 Venus Cay Drive**, Lot 70, **Port of the Islands (The Cays)**, Phase 2, as recorded in Plat Book 21, pages 1-4, Section 9, Township 52 South, Range 28 East, Collier County, Florida. (Coordinator: Ashley Caserta)
- C. Petition: DOA-2007-AR-12651, **Ave Maria Development, LLLP**, represented by George Varnadoe, of Cheffy, Passidomo, Wilson, and Johnson, LLP, is requesting an **Amendment to the Town of Ave Maria DRI Development Order**. The proposed amendment to the Development Order relates to the Affordable Housing options and the documentation of the 3-year extension of the phase, buildout, and termination dates for the DRI, pursuant to Florida Statutes. The subject property is located in the Town of Ave Maria, part of Sections 4 through 9 and Sections 16 through 18, Township 48 South, Range 29 East and part of Sections 31 through 33, Township 47 South, Range 29 East, Collier County, Florida. (Coordinator: Kay Deselem)
- D. Petition: CU-2007-AR-12359, **SS Naples, LLC**, represented by Michael R. Fernandez, AICP, of Planning Development, Inc, is requesting a Conditional Use for a maximum 98,000 square foot **self-storage facility** to be located on a 2.4+/- acre site in a C-4 zoning district pursuant to Section 2.03.03 D of the Land Development Code (LDC). The property is located on the **north side of Tamiami Trail East (US 41) and the south side of Floridian Avenue approximately 230 feet northwest of Martin Street**, in Section 29, Township 50 South, Range 26 East, Collier County, Florida. (Coordinator: Nancy Gundlach)
- E. Petition: PUDZ-2006-AR-9143, **Standing Oaks, L.L.C.**, represented by Dwight Nadeau, of RWA, Inc. and Richard D. Yovanovich, Esquire, of Goodlette, Coleman & Johnson, P.A., requesting a rezone from Rural Agricultural (A) to Residential Planned Unit Development (RPUD) to be known as **Standing Oaks PUD**. The 41.1± acre Rural Agricultural zoned site is proposed to permit 164 single and multifamily residential dwelling units at a density of 4 units per acre. The subject site is located at **6473 Standing Oaks Lane, 6400 Standing Oaks Lane, and 6565 14th Avenue N.W.**, in Section 31, Township 48 South, Range 26 East, Collier County, Florida. (Coordinator: Nancy Gundlach)

- F. Petition: PUDA-2007-AR-12322, **Livingston Professional Center LLC**, represented by Robert L. Duane, AICP, of Hole Montes, Inc. is requesting **an amendment to the Hiwassee PUD** to revise existing development standards, transportation requirements and property ownership information. The +/-12.52-acre subject property is **located 1400 feet north of the intersection of Eatonwood Lane and Livingston Road**, in Section 13, Township 49 South, Range 25 East, Collier County, Florida. (Coordinator: John-David Moss)

- G. Petition: PUDZ-2007-AR-11398, **Shoesop Properties, LLC** represented by Tim Hancock, AICP, Davidson Engineering Inc., requests a rezone from the Estates (E) Zoning District to the Commercial Planned Unit Development (CPUD) Zoning District for a development to be known as **Fakahatchee Plaza CPUD**. The 5.46-acre Estates-zoned property is proposed to permit a commercial general office and/or retail facility within the Neighborhood Center Subdistrict of the Golden Gate Area Master Plan (GGAMP). The subject property is located at the **northwest corner of Golden Gate Boulevard (CR 876) and Everglades Boulevard, Golden Gate Estates, Unit 76, Tract 128, Section 6, Township 49 South, Range 28 East, Collier County, Florida**. (Coordinator: John-David Moss) CONTINUED INDEFINITELY

- H. Presentation to Collier County Planning Commission (CCPC) of the **Annual Update and Inventory Report (AUIR) Seasonal Population Study**, as Directed by the Collier County Board of County Commissioners (BCC), for components of the AUIR on Public Facilities as provided for in Chapter 6.02.02 of the Collier County Land Development Code. [Coordinator: Mike Bosi, AICP, Planning Manager]

10. NEW BUSINESS

11. PUBLIC COMMENT ITEM

12. DISCUSSION OF ADDENDA

13. ADJOURN

04-17-08 CCPC Agenda/RB/MK/sp