

AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 8:30 A.M., THURSDAY, MAY 15, 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 – MARCH 28, GMP MEETING; APRIL 3, 2008, REGULAR MEETING
6. BCC REPORT- RECAPS – APRIL 8-9, 2008, REGULAR MEETING; APRIL 15, 2008, GMP MEETING; APRIL 22-23, 2008, REGULAR MEETING
7. CHAIRMAN'S REPORT
8. CONSENT AGENDA ITEMS
 - A. 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 **Hiwasse 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) FROM 5/1/08
9. ADVERTISED PUBLIC HEARINGS
 - A. Petition: BD-2008-AR-12731, **Jim Fountain**, represented by Eric Schneider of Turrell, Hall and Associates, Inc., requesting the **addition of a boatlift** to an existing dock. Proposed change includes adding a boatlift and removing an existing floating swim platform on an existing fixed wood dock approved by BDE resolution 2000-18, allowing a total protrusion of 48 feet from MHW. The additional boatlift would not require any further protrusion into the waterway, but the proposed additional slip constitutes a significant deviation from the plan approved with the original extension petition. Property located at **208 San Mateo Drive, Lot 27, Southport on the Bay**, Unit One, as recorded in Plat Book 15, pages 51-53, Section 6, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: Ashley Caserta)

- B. Petition: SV-2008-AR-12943, Woolbright Development, Inc., represented by Glen Weldon of Glen Weldon & Associates, LLC, of Anderson, South Carolina, **requesting six variances**. The **first three** variances are from the Land Development Code (LDC) Section 5.06.04 C.1. which requires a minimum separation of 1,000 lineal feet between signs to allow a sign separation of 70 ± feet, 705± feet and 775± feet. The **fourth** variance is from LDC Section 5.06.04 C.1. which permits a maximum of two pole signs per street frontage to permit a maximum of three signs along a street frontage. The **fifth** variance is from LDC Section 5.06.04 C.16.b.i. which allows a maximum sign area of 12 square feet for an off-premise directional sign to allow a 76± square foot off-premise sign. The **sixth** variance is from LDC Section 5.06.04 C.16.b.ii. which allows a maximum sign height of 8 feet for an off-premise directional sign to allow a maximum sign height of 9-foot 4-inches. The subject property (Collection at Vanderbilt) **is located at the northwest corner of the intersection of Airport Road (CR 31) and Vanderbilt Beach Road (CR 862)**, in Section 35, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: Nancy Gundlach)
- C. 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) CONTINUED FROM 4/17/08
- D. Petition: PUDZ-2007-AR-12581, Florida Non-Profit Services, Inc. and The Empowerment Alliance of Southwest Florida Community Development Corporation, represented by Heidi K. Williams, AICP, Q. Grady Minor and Associates, P.A., requesting a PUD rezone from the Rural Agricultural (A-MHO) Mobile Home Overlay Zoning District to the Residential Planned Unit Development Zoning District, to be known as **Esperanza Place RPUD**. The 31.63± acre site is proposed to be developed for affordable single-family and multi-family residential use. The subject property is located on the **north side of Immokalee Drive, approximately 1/2 mile west of SR 29**, in Section 32, Township 46 South, Range 29 East, Immokalee, Collier County, Florida. (Coordinator: Melissa Zone)
- E. Petition: PUDZ-A-2007-AR-11914, Germain Properties of Columbus, Inc., represented by Dominick J. Amico, P.E., of Agnoli, Barber and Brundage, Inc. and Robert J. Mulhere, AICP, of RWA, requesting a rezone from Planned Unit Development Ordinance No. 90-50 to Commercial Planned Unit Development (CPUD) to be known as **Germain Toyota CPUD**. The purpose of the request is to increase the maximum building area from the current maximum of 60,000 square feet to a maximum of 130,000 square feet. The 13.05+ acre subject property is located at **13329 Tamiami Trail North**; lying in the southwest quadrant of the intersection of **Tamiami Trail North (US 41) and Wiggins Pass Road (CR-888)**, Section 16, Township 48 South, Range 25 East, Collier County, Florida. (Coordinator: Melissa Zone)

10. OLD BUSINESS

11. NEW BUSINESS

12. PUBLIC COMMENT ITEM

13. DISCUSSION OF ADDENDA

14. ADJOURN