

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 8:30 A.M., THURSDAY, JUNE 5, 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 – APRIL 17, 2008, REGULAR MEETING
6. BCC REPORT- RECAPS – APRIL 29, 2008, GMP 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. HEARD ON 5/1/08 (Coordinator: John-David Moss)
  - B. 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. HEARD ON 5/15/08 (Coordinator: Ashley Caserta)

- C. 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. HEARD ON 5/15/08 (Coordinator: Melissa Zone)
- D. 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 14<sup>th</sup> Avenue N.W.**, in Section 31, Township 48 South, Range 26 East, Collier County, Florida. HEARD ON 5/15/08 (Coordinator: Nancy Gundlach)

## 9. ADVERTISED PUBLIC HEARINGS

- A. Petition: SV-2008-AR-13059, Stock Development, LLC, represented by Christopher Mitchell of Waldrop Engineering, is requesting a sign variance to permit a 54 square foot ground monument sign bearing the **Edison College** logo. The subject property, consisting of 3.93 acres, is located **within the Lely PUD at the southeast corner of the Grand Lely Drive and Rattlesnake Hammock intersection**, in Section 21, Township 50, Range 26, Collier County, Florida. (Coordinator: Willie Brown)
- B. Petition: CU-2006-AR-10805, Rinker Materials of Florida, Inc., represented by Robert Mulhere, of RWA, Inc., is requesting conditional use of an **earth mine and asphaltic and concrete batch making plant** in the Rural Agricultural (A) Zoning District. The subject property, consisting of 967.65 acres, is located **¾ of a mile north of the Immokalee Road (CR-846) / Oil Well Grade Road intersection**, in portions of Section(s) 9, 10, 15, 16, 21, and 22, Township 47 South, Range 28 East, of Collier County, Florida. (Coordinator: Willie Brown)
- C. Petition: PUDZ-2007-AR-12097, The Covenant Presbyterian Church of Naples, Inc. and Mission Possible Ministries, Inc., represented by Michael R. Fernandez, AICP of Planning Development, Inc., are requesting a rezone from the RSF-1 Zoning District to the Mixed Use Planned Unit Development (MPUD) Zoning District for a project to be known as **Heavenly MPUD**. The approximately 15.93-acre site is proposed to permit existing churches, associated schools, day care facilities and other related accessory uses. The subject site is located at **6926 Trail Boulevard**, and comprises the entire block formed by Trail Boulevard, Ridge Drive, Myrtle Road and West Street in Section 3, Township 49, Range 25 East of Collier County, Florida. (Coordinator: John-David Moss)
- D. Petition: PUDA-2007-AR-12321, MDG Lake Trafford, LLC., represented by Robert L. Duane, AICP, of Hole Montes, Inc., requesting a Planned Unit Development (PUD) Amendment to **Arrowhead PUD** Ordinance Number 02-40, as amended, Section 8.5 Transportation subsections B., K., L.3., M. through P. and to add Section 9 Deviations to revise transportation commitments to construct project turn lanes at Lake Trafford Road and Carson Road project entrances within one year of approval of this ordinance; to construct turn lanes for the commercial tract and the shared north Carson Road entrance at the time of commercial site development plan; to require acceptance of Carson Road extension from Lake Trafford Road south to Immokalee Drive and the westerly 450 feet of Immokalee Drive by the Collier County Road Maintenance Department; to construct intersection improvements at Lake Trafford Road and Carson Road within one year of approval of this Ordinance; to contribute funds for a bus stop, to remit funds for turn lanes and signal modifications, and to receive credit for a turn lane; and to add Section 9 to seek a deviation from a transportation requirement of sidewalks on both sides of Lake Trafford Road to allow a sidewalk on the north side of the road only. The property is located at the **southwest corner of Lake Trafford Road (CR 890) and the proposed extension of Carson Road** in Section 6, Township 47 South, Range 29 East, and Section 31, Township 46 South, Range 29 East, Collier County, Florida. (Coordinator: Nancy Gundlach)

- E. Petition: RZ-2008-AR-12842, Toll-Rattlesnake, LLC, represented by Robert Duane, AICP, of HoleMontes Inc., is requesting a rezone of the easternmost 10± acre portion of the **First Assembly Ministries Education & Rehabilitation PUD** from the Planned Use Development (PUD) zoning district to the Agricultural (A) zoning district. The subject property is located **along the northern side of the extension of The Lord's Way**, in Section 14, Township 50, Range 26, Collier County, Florida. (Coordinator: Kay Deselem) **Companion to PUDA-2007-AR-12043**
- F. Petition: PUDA-2007-AR-12043, First Assembly of God Naples, Inc., by J. David Mallory, president; and MDG Fountain Lakes, LLC, William L. Klohn, president of MDG Capital Corporation, managing member; both of whom are represented by Robert L. Duane, AICP, Hole Montes, Inc., are requesting an amendment from the Planned Unit Development (PUD) zoning district to the Mixed Use Planned Unit Development (MPUD) zoning district for a 69± acre project known as the **First Assembly Ministries Education and Rehabilitation MPUD**, to allow multi-family units, community facilities and church-related uses. The subject property is located in the northwest quadrant of the **intersection of Collier Boulevard (CR 951) and The Lords Way** in Section 14, Township 50 South, Range 26 East, Collier County, Florida. (Coordinator: Kay Deselem) **Companion to RZ-2008-AR-12842**

10. OLD BUSINESS
11. NEW BUSINESS
11. PUBLIC COMMENT ITEM
12. DISCUSSION OF ADDENDA
13. ADJOURN

6/5/08 CCPC Agenda/Ray Bellows/sp