

## AGENDA

COLLIER COUNTY PLANNING COMMISSION WILL MEET AT 8:30 A.M., THURSDAY, JANUARY 7, 2010, 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. NEW BUSINESS
  - A. Revisions to the GMP amendment hearing schedule for the Transmittal of the Immokalee Area Master Plan petition CP-2008-5
5. PLANNING COMMISSION ABSENCES
6. APPROVAL OF MINUTES – NOVEMBER 19, 2009, AND DECEMBER 3, 2009
7. BCC REPORT- RECAPS – *DECEMBER 15, 2009*
8. CHAIRMAN'S REPORT
9. CONSENT AGENDA ITEMS
  - A. **Petition: PUDZ-2007-AR-12294, Theresa Cook, Executive Director of the Collier County Airport Authority and CDC Land Investments, Inc.**, represented by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, requests a rezone from the Industrial (I) and the Rural Agricultural with a Mobile Home Overlay (A-MHO) Zoning Districts to the Airport Operations Planned Unit Development Zoning District (AOPUD) for a project to be known as the Immokalee Regional Airport Planned Unit Development. This project proposes to allow development of a maximum of 5,000,000 square feet of aviation and non-aviation development on 1,484± acres of land located **north of CR 846, in Sections 25, 26, 27, 34, 35, 36, Township 46 South, Range 29 East, and Sections 2 and 3, Township 47 South, Range 29 East**, Collier County, Florida. (Coordinator: Kay Deselem, AICP)

- B. **Petition: PUDA-PL2009-781**, Craig T. Bouchard of Tennis Realty, LLC represented by Michael R. Fernandez, AICP of Planning Development Inc., is requesting an amendment to the Naples Bath and Tennis Club Planned Unit Development (PUD) (Ord. No. 81-61) 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, AICP)

## 10. ADVERTISED PUBLIC HEARINGS

- A. **Petition: VA-PL2009-37**, FLO TV Inc., represented by Kimberly J. Madison, Esq., of Ruden, McClosky, Smith, Schuster and Russell, P.A., is requesting a Variance of 55.7 feet from the 75-foot front yard setback requirement; and Variances of 22.3 feet and 22.6 feet from the 30-foot eastern and western side yard setback requirements, respectively, of LDC subsection 4.02.01, Table 2.1, *Table of Minimum Yard Requirements for Base Zoning Districts*, to permit 19.3-foot, 7.7-foot and 7.4-foot setbacks, respectively, for the guy lines and anchors of a communications tower in excess of 75 feet in the Estates (E) Zoning District. The 4.77-acre subject property is located at **5860 Crews Road**, in Section 8, Township 50 South, Range 26 East, in Collier County, Florida. (Companion item to CU-2008-AR-14085) (Coordinator: John-David Moss, AICP) (CONTINUED FROM SEPTEMBER 17, 2009)
- B. **Petition: CU-2008-AR-14085**, FLO TV, Inc., represented by Kimberly J. Madison, Esq., of Ruden, McClosky, Smith, Schuster and Russell, P.A., is requesting a Conditional Use for a **communications** tower and the installation of related shelter and equipment in the Estates (E) Zoning District, as specified in Section 5.05.09 of the Collier County Land Development Code (LDC). The approximately 4.77-acre subject property is located at **5860 Crews Road**, in Section 8, Township 50 South, Range 26 East, in Collier County, Florida. (Companion item to VA-PL2009-037) (Coordinator: John-David Moss, AICP) (CONTINUED FROM SEPTEMBER 17, 2009)
- C. **Petition: PUDZ-A-2006-AR-10318**, Pawel and Teryl Brzeski, Magnolia Pond Holdings, LLC and Teryl Brzeski, Trustee of the Land Trust # 1-B, represented by Davidson Engineering and Patrick White of Porter, Wright, Morris & Arthur, LLP, are requesting a rezone from the Magnolia Pond Planned Unit Development (PUD), Ordinance No. 98-49, and Rural Agriculture (A) Zoning Districts to a Mixed-Use Planned Unit Development (MPUD) to be known as **Magnolia Pond MPUD**, permitting 231 multi-family dwelling units and/or an assisted living facility (ALF) at a floor area ratio of .60 with the applicant seeking to add an additional 5 acres to the site. The subject property is 47.05± acres and is **located on the north side of the I-75 right-of-way and half mile west of Collier Boulevard (CR-951)** in Section 34, Township 49 South, Range 26 East, Collier County, Florida. (Coordinator: Melissa Zone) (*CONTINUED FROM DECEMBER 17, 2009*)
- D. **Petition: CU-PL2009-405**, Collier County Alternative Transportation Modes Department represented by Abra Horne, AICP, of Wilbur Smith Associates is requesting a Conditional Use in the Gallman Olds PUD zoning District to add a Government Facility, limited to a Bus Transfer Station pursuant to LDC Section 2.01.03.G.1.e, Essential Services. The subject 10.04± acre property is located on the **south side of Radio Road extending to Davis Boulevard, approximately 1,000 feet from the Radio Road and Davis Boulevard intersection** in Section 3, Township 50 South, Range 26 East, Collier County, Florida. (Coordinator: Kay Deselem, AICP)

E. **Petition: RZ-PL2009-469, East Naples Fire Control and Rescue District No. 26**, represented by Robert L. Duane, AICP of Hole Montes Inc., is requesting to rezone from Rural Agriculture (A) and Commercial Intermediate (C-3) zoning districts to the Public Use (P) zoning district for a Fire Station and accessory uses. The subject property is 3.68± acres and is located in Section 20, Township 51 South, Range 27 East, Collier County, Florida. (Coordinator: Melissa Zone)

11. OLD BUSINESS

12. PUBLIC COMMENT ITEM

13. DISCUSSION OF ADDENDA

14. ADJOURN

12/18/09 CCPC Agenda/Ray Bellows/ld